



Monmouth County Park System

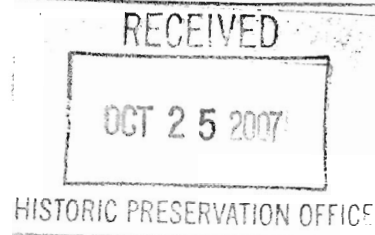
Providing Open Space, Parks, and Recreation

805 Newman Springs Road, Lincroft, NJ 07738-1695 732-842-4000
monmouthcountyparks.com

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Mr. Robert Craig
NJ Department of Environmental Protection
Division of Parks and Forestry
Historic Preservation Office
501 E. State Street
Trenton, NJ
08625-0404



October 22, 2007

Dear Mr. Craig

The Monmouth County Park System is submitting updated files for the Monmouth County Historic Sites Inventory for Keyport (1322), Long Branch (1325), and **Atlantic Highlands (1304)** to the NJ State Historic Preservation Office. Please replace all prior surveys on file in your library with these updated versions. If you have any questions, please contact Gail Hunton at 732-842-4000 ext 4259. Thank you.

Sincerely,

Daniella Fischetti
Research Assistant
Monmouth County Park System

ATLANTIC HIGHLANDS BOROUGH: 1304

Y= Listed on or eligible for the National Register of Historic Places (NRHP) or NJ Register (SR)
 N= Not eligible for the NRHP or SR
 P= Potentially eligible for the NRHP (requires additional research)
 D= Eligible as part of a recommended historic district
 Y/D= Individually eligible and eligible as part of a recommended historic district

<u>INV #</u>	<u>SITE NAME</u>	<u>ADDRESS</u>	<u>NRHP ELIG.</u>
1304-1	Atlantic Highlands District		Y
1304-1-1	Overlook Villa	16 Eighth Avenue	D
1304-1-2	Hatfield House	78 Eighth Avenue	Y/D
1304-1-3	Downes Cottage	60 Eighth Avenue	Y/D
1304-1-4		33 Fourth Avenue	Y/D
1304-1-5		43 Hooper Avenue	D
1304-1-6	Mount Avenue Bridge	over Grand Avenue	D
1304-1-7		95 Mount Avenue	D
1304-1-8	How-Kola	48 Ocean Boulevard	D
1304-1-9	Tip Top Cottage	12 Prospect Avenue	D
1304-1-10		22 Prospect Avenue	Y/D
1304-1-11	Strauss Mansion	27 Prospect Avenue	Y/D
1304-1-12	Forest Cottage	46 Prospect Avenue	D
1304-1-13		12 Seventh Avenue	D
1304-1-14	Maple Lawn	28 Seventh Avenue	D
1304-1-15		27 Hooper Avenue	P
1304-1-16	Unz House	54 Ocean Boulevard	D
1304-1-17	The Old Red Homestead	56 Second Avenue	D
1304-1-18	Point Lookout	170 Ocean Boulevard	D
1304-2		NE cr. Center Avenue and West Avenue	N
1304-3	First Avenue Streetscape		N
1304-3-1	Atlantic Highlands National Bank	33 First Avenue	P
1304-3-2		42 First Avenue	N
1304-3-3		85 First Avenue	N
1304-4	Central Baptist Church	NE cr. Highland Avenue and Third Avenue	Y
1304-5		230 E. Highland Avenue	N

<u>INV #</u>	<u>SITE NAME</u>	<u>ADDRESS</u>	<u>NRHP ELIG.</u>
1304-6	Municipal Water Works	S. side W. Lincoln Avenue, W. of West Ave.	P
1304-7		58 Lincoln Avenue	Y
1304-8		E. end Observatory Place	N
1304-9	Atlantic Highlands Presbyterian Church	SW cr. Third Avenue and Highland Ave.	N
1304-10		27 E. Washington Avenue	N
1304-11		37 E. Washington Avenue	N

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
HISTORIC PRESERVATION OFFICE
HISTORIC DISTRICT SURVEY FORM

HISTORIC SITES INVENTORY NO. 1304-1

DISTRICT NAME: Atlantic Highlands

MUNICIPALITY: Atlantic Highlands

COUNTY: Monmouth

TYPE OF DISTRICT: Residential

USGS QUAD: Sandy Hook

DESCRIPTION: (General description of district as a whole and boundaries)

The Atlantic Highlands District covers an area of approximately 60 acres on a steep hill which rises up from Sandy Hook Bay to an elevation of 120 feet. The district is entirely residential; the approximately 120 houses are situated on a curvilinear street plan, with a series of concentric roads circling the crown of the hill. The lots are open and grass covered with scattered conifers providing the shade. An important aspect of the landscape is the natural amphitheater which surrounds Auditorium Drive (see map), which was a notable feature of the original design of the community.

The houses are 2 1/2 and 3 story frame structures with irregular plans, most of which have porches as a dominant feature. The majority of them were built between 1885 and the early 20th century and feature Stick, Shingle, Queen Anne, Free Classic, and Colonial Revival styles, many of which have had subsequent alterations. There have also been some successful restorations (see #'s 1304-1-3, 1304-1-4).

The boundaries of the district are delineated on the district map. There are no sharp differences between buildings inside of the district and those immediately outside of it; consequently, the specific boundaries have been reconsidered in the preparation of a National Register nomination.

APPROXIMATE NUMBER OF BUILDINGS: 120

PHYSICAL CONDITION: Excellent 20 % Good 50 % Fair 30 % Poor 0 %

REGISTER ELIGIBILITY: Yes Possible No

THREATS TO DISTRICT/LOCAL ATTITUDES:

COMMENTS:

The district is fully developed residentially, so the possibility of further development occurring which might impact on the district is low. The Atlantic Highlands Historical Society has an active interest in the area.

SIGNIFICANCE EVALUATION:

The Atlantic Highlands District comprises a portion of the land originally developed by the Atlantic Highlands Association, an organization established by members of a Camp Meeting which had been formed in 1879. The district was almost entirely developed in the 14 years between the founding of the Association, and its dissolution in 1895, consequently it exhibits a concentration of stylistic expression, late Victorian styles including Stick, Shingle, Queen Anne, Free Classic, and early Colonial Revival predominating. The district presents an important example of a late 19th century, middle and upper middle class resort community, and an alternate form of Camp Meeting development to Ocean Grove.

The original land holdings were north and east of Many Mind Creek, west of Sears Landing Road, and south of Sandy Hook Bay, containing roughly half of what is now Atlantic Highlands Borough. The land was originally divided into several farms which were purchased by the Association which, in turn, subdivided the land and removed the old buildings. The earliest structures were associated with the Camp Meeting activities; the natural amphitheater was the main meeting area. It was left in its natural state, with the trees providing a canopy for the summer sun with benches set between the trees. A tabernacle was also built to provide meeting space in bad weather. A large hotel called "Grand View" was built on the hill adjacent to the amphitheater. It had 400 rooms as originally built, and was soon expanded to 600. A Chautauqua Association was established which attracted speakers such as Ulysses S. Grant and George W. Child to the large amphitheater.

By the middle of the 1890's, most of the lots owned by the association has been sold, and the organizational emphasis of Atlantic Highlands changed from that of a Camp Meeting to that of a borough. The borough was formed in 1887 and the Association was dissolved in 1895. No construction relating specifically to the Association remains at present. The Grand View was destroyed by fire prior to 1911; the seating in the amphitheater was removed as was the tabernacle and the tenting area.

The residences, which were originally built as summer cottages are now year-round homes. Although built in the late 19th and early 20th century, the styles represented reached their zenith 10 to 20 years earlier. 33 Fourth Street (1304-1-4) is a notable Stick style house which has been recently restored; 60 Eighth Avenue (1304-1-3) has a cottage with Carpenter Gothic millwork on the porch and eaves (The form is repeated in several other houses in the district, including 1304-1-13, 1304-1-1, and 1304-1-9); 48 Ocean Boulevard (1304-1-8) is a substantial Colonial Revival structure with a two story porch that overlooks a steep bank and Sandy Hook Bay; 27 Prospect Avenue (1304-1-11), a large but altered Queen Anne residence now owned by the Atlantic Highlands Historical Society.

The Picturesque architecture, set in the steep hills of the Navesink Highlands continues to have the lively quality which evokes the original character of this late 19th century resort community. An example of a similar community, began some 15 years after the Atlantic Highlands Association was formed, with a different general orientation, is the Water Witch Club in Middletown (1331-8).

PHOTO: Negative File No. *On Individual forms

REFERENCES:

1. Leonard, William J. ed. Stouts Directory of Atlantic Highlands, NJ 1895-6. Monmouth Press: 1896.
2. Sea Bright, Rumson Road, Oceanic, Monmouth Beach, Atlantic Highlands, Leonardville Rd., Water Witch Club: Concerning Summer Homes Along the Shores of Monmouth County, New Jersey. *The Sentinel*, Sea Bright, NJ: 1902.
3. Atlantic Highlands Journal (Nov. 1, 1894; Nov. 20, 1895.)
4. "Atlantic Highlands" Vertical File, Monmouth County Historical Association, Freehold.
5. Sanborn Map Co., "Atlantic Highlands" (1923).
6. Ellis, Frank. History of Monmouth County. 1885.
7. Cooper, George. "Map of Atlantic Highlands." 1883.

RECORDED BY: James C. McCabe/ Meghan Bezio
SURVEY: Monmouth County Historic Sites Inventory
ORGANIZATION: Monmouth County Park System

DATE: 1981; updated 2006

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
HISTORIC PRESERVATION OFFICE
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC SITES INVENTORY NO. 1304-1-1

HISTORIC NAME: Overlook Villa
LOCATION: 16 Eighth Avenue
MUNICIPALITY: Atlantic Highlands
USGS QUAD: Sandy Hook

COMMON NAME:
BLOCK/LOT: 73/12
COUNTY: Monmouth
OWNER/
ADDRESS:

DESCRIPTION

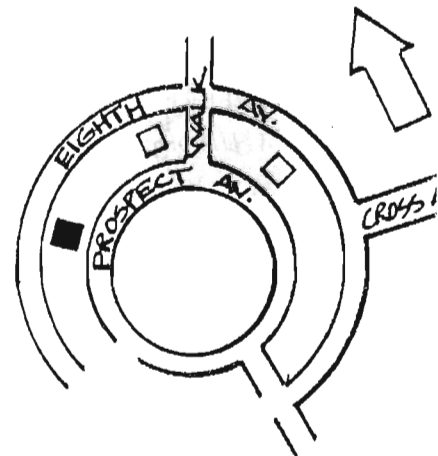
Construction Date: 1885
Source of Date: Ref. 1; Stylistic
Style: Vernacular Victorian
Architect:
Number of Stories: 2 1/2
Builder:
Foundation: Brick
Form/Plan Type: Rectangular
Exterior Wall Fabric: Clapboard
Fenestration: 4 symmetrical bays
Roof/Chimneys: Gable with flared ends

Additional Architectural Description:

The two story, 3-sided porch is the defining feature of this house. Entryway is a bay projection with a 3-light door and side lights with a 20th c. storm door. Windows are 2/2 sash, as well as a 3 panel, multi-sash window in the gable and a multi-sash enclosed portion of the porch on the SW side.

PHOTO Negative File No. 1-26

MAP (Indicate North)



SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Faces northwest on a large lot that is steeply pitched.

SURROUNDING ENVIRONMENT: Urban Suburban Scattered Buildings
Open Space Woodland Residential Agricultural Village
Industrial Commercial Highway Commercial Other

SIGNIFICANCE EVALUATION:

The two story porch is a common feature of Atlantic Highlands houses. The house was built for Samuel T. White in 1885. Although in poor condition, the house is a representative example of the Vernacular Victorian homes in the area known as the "Circle".

ORIGINAL USE: Residence

PRESENT USE: Residence

PHYSICAL CONDITION: Excellent Good Fair Poor
REGISTER ELIGIBILITY: Yes Possible No Part of District
THREATS TO SITE: Roads Development Zoning Deterioration
No Threat Other

COMMENTS: House was in better condition at the time of the original survey.

REFERENCES:

1. *Historic Houses: A Self-Guided Tour*. Compiled by Paul Boyd. Atlantic Highlands Historical Society: 1998.

RECORDED BY: James C. McCabe/ Meghan Bezio
SURVEY: Monmouth County Historic Sites Inventory
ORGANIZATION: Monmouth County Park System

DATE: 1981; updated 2006

CONTINUATION SHEET

HISTORIC SITES INVENTORY NO. 1304-1-1

Overlook Villa



1982 photograph.

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
HISTORIC PRESERVATION OFFICE
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC SITES INVENTORY NO. 1304-1-2

HISTORIC NAME: Hatfield House
LOCATION: 78 Eighth Avenue
MUNICIPALITY: Atlantic Highlands
USGS QUAD: Sandy Hook

COMMON NAME:
BLOCK/LOT: 72/5
COUNTY: Monmouth
OWNER/
ADDRESS:

DESCRIPTION

Construction Date: 1887 Source of Date: Stylistic, Ref. 3

Style: Queen Anne Architect:

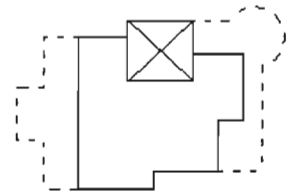
Number of Stories: 2 1/2 Builder:

Foundation: Stone Form/Plan Type: Irregular

Exterior Wall Fabric: Assorted shingle types, clapboard

Fenestration: Irregular

Roof/Chimneys: Multiple intersecting hip and gable



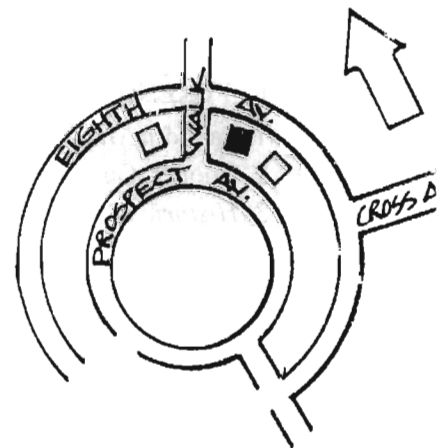
Additional Architectural Description:

Variety of roof shapes and treatments create Picturesque effect. Shingles are in both fishscale and diamond patterns. Windows have a variety of sizes, shapes, and light arrangements. Porch covers two sides of the house and is supported by Tuscan order columns; fan brackets.

PHOTO Negative File No. 1-27



MAP (Indicate North)



SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Faces northeast on a steep, banked lot. Adjacent to a stone walkway.

SURROUNDING ENVIRONMENT: Urban Suburban Scattered Buildings
Open Space Woodland Residential Agricultural Village
Industrial Commercial Highway Commercial Other

SIGNIFICANCE EVALUATION:

This example of a Queen Anne residence is in superb condition. It was built for Emma Hatfield, founder of Atlantic Highlands' first public library.

ORIGINAL USE: Residence

PRESENT USE: Residence

PHYSICAL CONDITION: Excellent Good Fair Poor
REGISTER ELIGIBILITY: Yes Possible No Part of District
THREATS TO SITE: Roads Development Zoning Deterioration
No Threat Other

COMMENTS:

REFERENCES:

- 1. Sanborn Map Co., "Jersey Coast Series, Vol. 1" (1907).
- 2. Cooper, George. "Map of Atlantic Highlands." 1883.
- 3. *Historic Houses: A Self-Guided Tour*. Compiled by Paul Boyd. Atlantic Highlands Historical Society: 1998.

RECORDED BY: James C. McCabe/ Meghan Bezio
SURVEY: Monmouth County Historic Sites Inventory
ORGANIZATION: Monmouth County Park System

DATE: 1981; updated 2006

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
HISTORIC PRESERVATION OFFICE
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC SITES INVENTORY NO. 1304-1-3

HISTORIC NAME: Downes Cottage
LOCATION: 60 Eighth Avenue
MUNICIPALITY: Atlantic Highlands
USGS QUAD: Sandy Hook

COMMON NAME:
BLOCK/LOT:
COUNTY: Monmouth
OWNER/
ADDRESS:

DESCRIPTION

Construction Date: 1883 Source of Date: Ref. 2; stylistic
Style: Carpenter Gothic Architect:
Number of Stories: 2 1/2 Builder:
Foundation: Brick Form/Plan Type: L-plan
Exterior Wall Fabric: Clapboard
Fenestration: 4 bays
Roof/Chimneys: Intersecting gable; internal side wall chimney

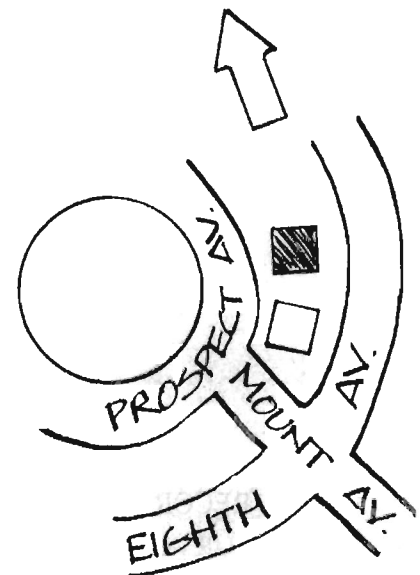
Additional Architectural Description:

The two story porch and the flaring eaves of the roof are embellished by elaborate millwork in the vergeboard, bracke and balustrade. A recessed balcony is in the third floor gable. Windows have wide cornices, plain surrounds, and 2/2 sash.

PHOTO Negative File No. 1-28*



MAP (Indicate North)



SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Faces south on a small lot. A one story shed is in the rear of the lot.

SURROUNDING ENVIRONMENT: Urban Suburban Scattered Buildings
Open Space Woodland Residential Agricultural Village
Industrial Commercial Highway Commercial Other

SIGNIFICANCE EVALUATION:

This is the best preserved example of this popular house form in Atlantic Highlands and is a well-executed restoration. It was built in 1883 for J.O. Downes, a partner in the S.B. Downes and Co. business. During the late 19th and early 20th century two Downes sisters, devout Methodist Church members, lived here. The house was moved here from its original location (12 Eighth Avenue) around 1930.

ORIGINAL USE: Residence

PRESENT USE: Residence

PHYSICAL CONDITION: Excellent Good Fair Poor
REGISTER ELIGIBILITY: Yes Possible No Part of District
THREATS TO SITE: Roads Development Zoning Deterioration
No Threat Other

COMMENTS: Has been rehabilitated since black and white was taken.

REFERENCES:

1. Sanborn Map Co., "Jersey Coast Series, Vol. 1" (1907).
2. *Historic Houses: A Self-Guided Tour*. Compiled by Paul Boyd. Atlantic Highlands Historical Society: 1998.

RECORDED BY: James C. McCabe/ Meghan Bezio
SURVEY: Monmouth County Historic Sites Inventory
ORGANIZATION: Monmouth County Park System

DATE: 1981; updated 2006

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
HISTORIC PRESERVATION OFFICE
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC SITES INVENTORY NO. 1304-1-4

HISTORIC NAME:

COMMON NAME:

LOCATION: 33 Fourth Avenue

BLOCK/LOT: 94/16

MUNICIPALITY: Atlantic Highlands

COUNTY: Monmouth

USGS QUAD: Sandy Hook

OWNER/
ADDRESS:

DESCRIPTION

Construction Date: 1894

Source of Date: Owner (deed research)

Style: Stick style

Architect:

Number of Stories: 2 1/2

Builder:

Foundation: Brick

Form/Plan Type: Irregular

Exterior Wall Fabric: Clapboard, shingle

Fenestration: Irregular

Roof/Chimneys: Intersecting gable; bell shaped conical; internal chimney

Additional Architectural Description:

A variety of skeletal and textural ornament are featured on this house; skeletal ornament appears in the gable peak, and on the porch. Patterned shingles form a band between the second and this floors and sheath the turret on the north side. The porch has an elaborate sawn balustrade and turned posts. Windows have 2/2 sash.

2006 update: Some windows have been replaced. Porch is in poor condition.

PHOTO Negative File No. 1-21*



MAP (Indicate North)



SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

The house faces east, set close to the road. The lot descends sharply from the road.

SURROUNDING ENVIRONMENT: Urban Suburban Scattered Buildings
Open Space Woodland Residential Agricultural Village
Industrial Commercial Highway Commercial Other

SIGNIFICANCE EVALUATION:

This is a particularly good example of the Stick style in Monmouth County. At the time of the original survey, it had been recently rehabilitated and was in an excellent state of preservation. Since then, the condition of the porch has declined. This is a rather late example of the Stick style.

ORIGINAL USE: Residence

PRESENT USE: Residence

PHYSICAL CONDITION: Excellent Good Fair Poor
REGISTER ELIGIBILITY: Yes Possible No Part of District
THREATS TO SITE: Roads Development Zoning Deterioration
No Threat Other

COMMENTS: The house may be individually eligible for the National Register. Its condition has been downgraded from Excellent Fair in 2006.

REFERENCES:

1. Sanborn Map Co., "Jersey Coast Series, Vol. 1" (1890, 1907).

RECORDED BY: James C. McCabe/ Meghan Bezio
SURVEY: Monmouth County Historic Sites Inventory
ORGANIZATION: Monmouth County Park System

DATE: 1981; updated 2006

CONTINUATION SHEET

HISTORIC SITES INVENTORY NO. 1304-1-4

33 Fourth Avenue



1982 photograph.

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
HISTORIC PRESERVATION OFFICE
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC SITES INVENTORY NO. 1304-1-5

HISTORIC NAME:

LOCATION: 43 Hooper Avenue

MUNICIPALITY: Atlantic Highlands

USGS QUAD: Sandy Hook

COMMON NAME:

BLOCK/LOT: 55/6

COUNTY: Monmouth

OWNER/
ADDRESS:

DESCRIPTION

Construction Date: Late 19th - early 20th c.

Source of Date: Stylistic

Style: Queen Anne

Architect:

Number of Stories: 2 1/2

Builder:

Foundation: Brick

Form/Plan Type: Irregular

Exterior Wall Fabric: Natural Wood shingles

Fenestration: Irregular

Roof/Chimneys: Intersecting gables/mansard, pyramidal; internal chimney

Additional Architectural Description:

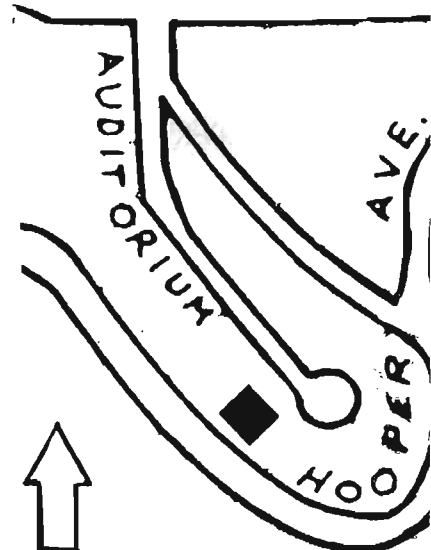
Two story wraparound porch with spindlework supports. 4 gable dormers. 3 story turret with pyramidal roof. Wood shingle siding on entire house.

2006 update: Fenestration has been altered on SW side. SW addition has a new half-hexagonal roof. Porch has been reduced from 3 sides to 2 sides, now with Tuscan order column supports. All windows look to be replacements.

PHOTO Negative File No. 2-4



MAP (Indicate North)



SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Faces southwest on a steep hill.

SURROUNDING ENVIRONMENT: Urban Suburban Scattered Buildings
Open Space Woodland Residential Agricultural Village
Industrial Commercial Highway Commercial Other

SIGNIFICANCE EVALUATION:

The houses on this street have a commanding view down to the Atlantic Highland's harbor and bay. With a mixture of stylistic elements, this house is a representative example of the type of houses located on Hooper Avenue in the Hills section of town.

ORIGINAL USE: Residence

PRESENT USE: Residence

PHYSICAL CONDITION: Excellent Good Fair Poor
REGISTER ELIGIBILITY: Yes Possible No Part of District
THREATS TO SITE: Roads Development Zoning Deterioration
No Threat Other

COMMENTS:

REFERENCES:

RECORDED BY: James C. McCabe/ Meghan Bezio
SURVEY: Monmouth County Historic Sites Inventory
ORGANIZATION: Monmouth County Park System

DATE: 1981; updated 2006

CONTINUATION SHEET

HISTORIC SITES INVENTORY NO. 1304-1-5



1981 photograph.

CONTINUATION SHEET

HISTORIC SITES INVENTORY NO. 1304-1-5

43 Hooper Avenue



1982 photograph.

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
HISTORIC PRESERVATION OFFICE
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC SITES INVENTORY NO. 1304-1-6

HISTORIC NAME: Mount Avenue Bridge
LOCATION: Mount and Grand Avenues
MUNICIPALITY: Atlantic Highlands
USGS QUAD: Sandy Hook

COMMON NAME:
BLOCK/LOT: Mount & Grant Aves. right of w
COUNTY: Monmouth
OWNER/
ADDRESS:

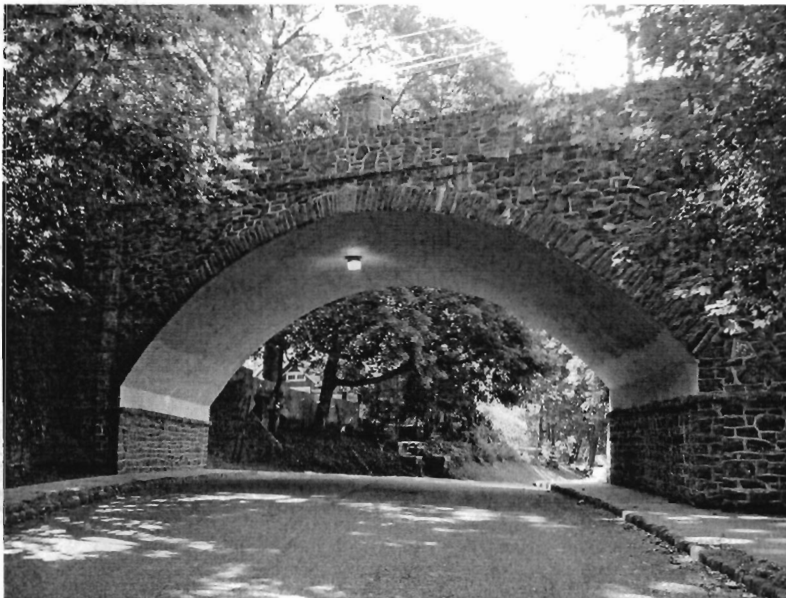
DESCRIPTION

Construction Date: 1896
Source of Date: Inscription in keystone
Style: Rustic
Architect:
Number of Stories: N/A
Builder: Nimrod Woodward
Foundation: Concrete and Steel
Form/Plan Type: N/A
Exterior Wall Fabric: Fieldstone
Fenestration: N/A
Roof/Chimneys: N/A

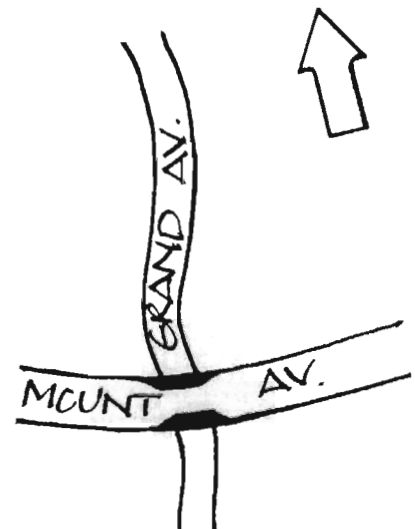
Additional Architectural Description:

Rustic style Milan arch bridge made of concrete and steel with fieldstone facing. It spans fifty feet and is at a 53 degree angle over Grand Avenue.

PHOTO Negative File No. 1-36



MAP (Indicate North)



SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Carries Mount Ave. over Grand Ave. spanning a short, steep valley.

SURROUNDING ENVIRONMENT: Urban Suburban Scattered Buildings
Open Space Woodland Residential Agricultural Village
Industrial Commercial Highway Commercial Other

SIGNIFICANCE EVALUATION:

Shortly after the dissolution of the Atlantic Highlands Association the Borough of Atlantic Highlands placed an advertisement in the Atlantic Highlands Journal, November 28, 1895, accepting bids for a "Rustic Stone Bridge". The bridge was named "Oonuehkai". It was built to replace an old wooden bridge that was deemed unsafe and unattractive. The bridge linked the western end of the borough to the eastern hills section of town. Its construction promoted residential development in the area.

The bridge was totally reconstructed in 1993-1994 by the Monmouth County Division of Engineering, winning an award for a faithful restoration.

ORIGINAL USE: Bridge

PRESENT USE: Bridge

PHYSICAL CONDITION: Excellent Good Fair Poor
REGISTER ELIGIBILITY: Yes Possible No Part of District
THREATS TO SITE: Roads Development Zoning Deterioration
No Threat Other

COMMENTS:

REFERENCES:

1. Atlantic Highlands Journal (Nov. 28, 1895).
2. Asbury Park Press (March 6, 1966), p. 43.

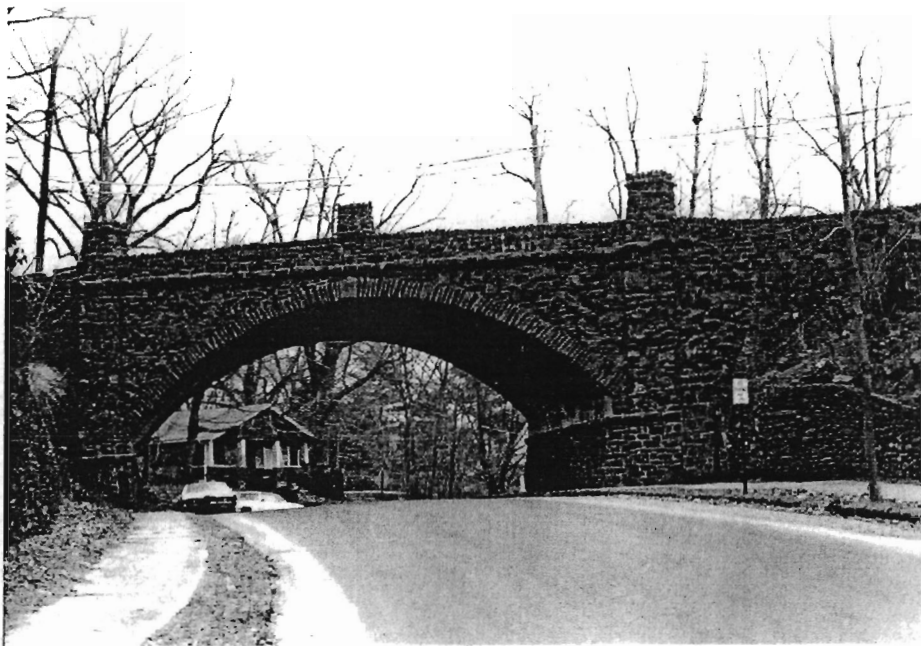
RECORDED BY: James C. McCabe/ Meghan Bezio
SURVEY: Monmouth County Historic Sites Inventory
ORGANIZATION: Monmouth County Park System

DATE: 1981; updated 2006

CONTINUATION SHEET

HISTORIC SITES INVENTORY NO. 1304-1-6

Mount Avenue Bridge

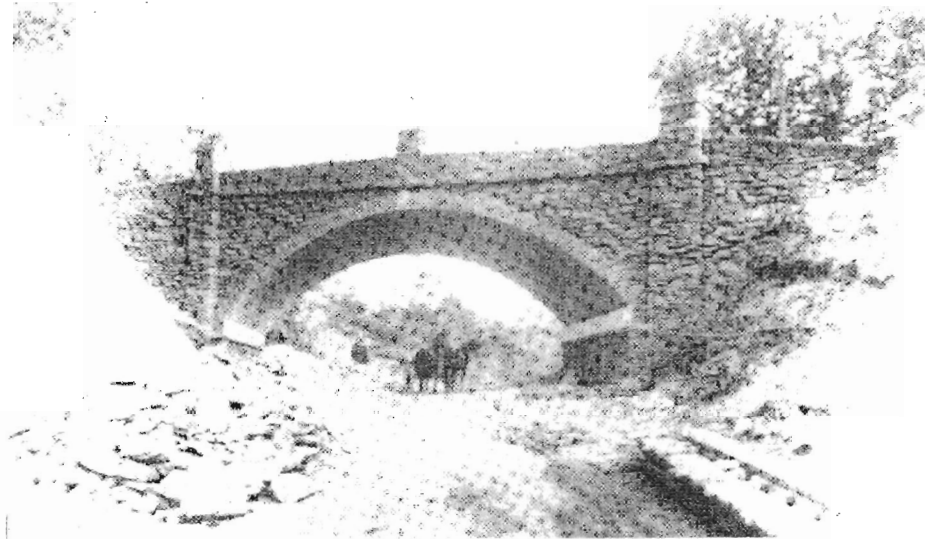


1982 photograph.

CONTINUATION SHEET

HISTORIC SITES INVENTORY NO. 1304-1-6

Mount Avenue Bridge



1896 photograph. Illustrated in Gabrielan, Randall. Images of America: Atlantic Highlands.
Arcadia, 1996: pg. 14

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
HISTORIC PRESERVATION OFFICE
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC SITES INVENTORY NO. 1304-1-7

HISTORIC NAME:

COMMON NAME:

LOCATION: 95 Mount Avenue

BLOCK/LOT: 69/2

MUNICIPALITY: Atlantic Highlands

COUNTY: Monmouth

USGS QUAD: Sandy Hook

OWNER/
ADDRESS:

DESCRIPTION

Construction Date: Late 19th - early 20th c.

Source of Date: Stylistic

Style: Queen Anne

Architect:

Number of Stories: 2 1/2

Builder:

Foundation: Brick

Form/Plan Type: Irregular

Exterior Wall Fabric: Asbestos shingles

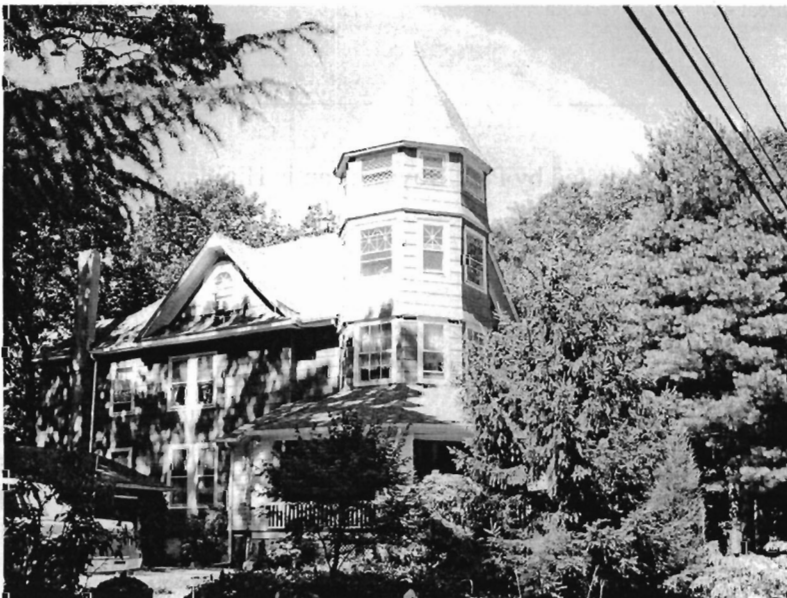
Fenestration: Irregular

Roof/Chimneys: Gable, polygonal tower

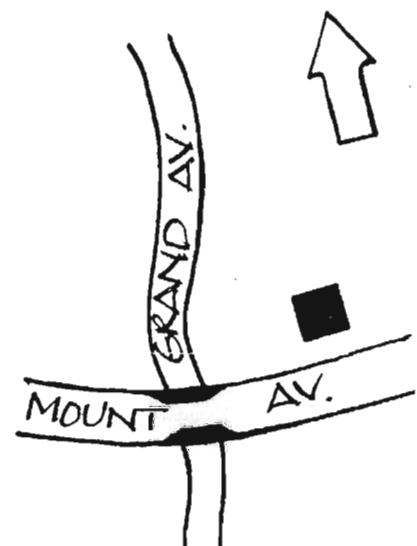
Additional Architectural Description:

4 story octagonal tower is the defining feature of the house. The house has a wraparound porch and windows with var shapes, sizes, and sashes. The asbestos shingles are a modern addition.

PHOTO Negative File No. 2-2



MAP (Indicate North)



SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Faces west on large lot that slopes on all four sides.

SURROUNDING ENVIRONMENT: Urban Suburban Scattered Buildings
Open Space Woodland Residential Agricultural Village
Industrial Commercial Highway Commercial Other

SIGNIFICANCE EVALUATION:

This is a good example of the Queen Anne style in Atlantic Highlands. Its features include the tower and wraparound porches.

ORIGINAL USE: Residence

PRESENT USE: Residence

PHYSICAL CONDITION: Excellent Good Fair Poor
REGISTER ELIGIBILITY: Yes Possible No Part of District
THREATS TO SITE: Roads Development Zoning Deterioration
No Threat Other

COMMENTS:

REFERENCES:

1. *Historic Houses: A Self-Guided Tour*. Compiled by Paul Boyd. Atlantic Highlands Historical Society: 1998.

RECORDED BY: James C. McCabe/ Meghan Bezio
SURVEY: Monmouth County Historic Sites Inventory
ORGANIZATION: Monmouth County Park System

DATE: 1981; updated 2006

CONTINUATION SHEET

HISTORIC SITES INVENTORY NO. 1304-1-7

95 Mount Avenue



1982 photograph.

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
HISTORIC PRESERVATION OFFICE
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC SITES INVENTORY NO. 1304-1-8

HISTORIC NAME: How-Kola
LOCATION: 48 Ocean Boulevard
MUNICIPALITY: Atlantic Highlands
USGS QUAD: Sandy Hook

COMMON NAME: The Big House
BLOCK/LOT: 17/40
COUNTY: Monmouth
OWNER/
ADDRESS:

DESCRIPTION

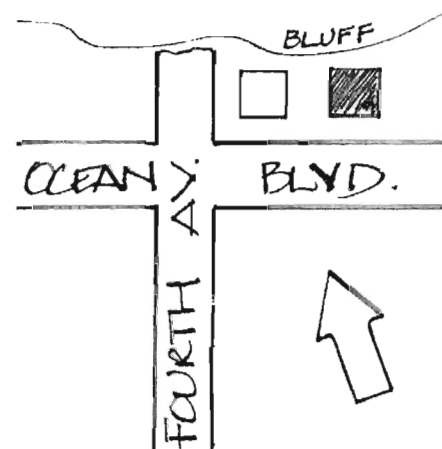
Construction Date: 1890
Source of Date: Ref. 2; stylistic
Style: Colonial Revival
Architect: Remodeled in 1905 by Thomas J. Emery
Number of Stories: 2 1/2
Builder:
Foundation: Brick
Form/Plan Type: L-plan
Exterior Wall Fabric: Clapboard, natural wood shingles
Fenestration: 5 bay symmetrical
Roof/Chimneys: Gable, hip, pyramidal; 1 external and 2 internal chimneys

Additional Architectural Description:

The two story wraparound porch is the dominant feature of this house. It is supported by two story Tuscan order columns and has a balustrade with a milled railing. A circular, one story extension is on the east end. Windows have single light sash. A dentilled cornice circumscribes the house.

PHOTO Negative File No. 1-22. 23

MAP (Indicate North)



SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

The house faces north, looking out over a steep bluff, on to Sandy Hook Bay. The house faces away from Ocean Boulevard.

SURROUNDING ENVIRONMENT: Urban Suburban Scattered Buildings
Open Space Woodland Residential Agricultural Village
Industrial Commercial Highway Commercial Other Harbor

SIGNIFICANCE EVALUATION:

The house was built in 1890 as the clubhouse of the Pavonia Yacht Club, whose boats docked just below the house in the bay. In 1905, the house was remodeled as a private residence by Thomas J. Emery, a prominent local architect. The owners were the Frost family who had a farm in Middletown. One of the early occupants was Dan Frost, an "Indian Trader" from New York. He named the house "How-Kola", which means "Welcome, Friend" in the Lakota dialect of the Sioux language.

The house is a good example of a Monmouth County Colonial Revival residence. It is very similar to the William S. Auchincloss House pictured in the continuation sheets.

ORIGINAL USE: Residence

PRESENT USE: Residence

PHYSICAL CONDITION: Excellent Good Fair Poor
REGISTER ELIGIBILITY: Yes Possible No Part of District
THREATS TO SITE: Roads Development Zoning Deterioration
No Threat Other

COMMENTS:

REFERENCES:

1. Sanborn Map Co., "Jersey Coast Series, Vol. 1" (1907).
2. *Historic Houses: A Self-Guided Tour*. Compiled by Paul Boyd. Atlantic Highlands Historical Society: 1998.

RECORDED BY: James C. McCabe/ Meghan Bezio
SURVEY: Monmouth County Historic Sites Inventory
ORGANIZATION: Monmouth County Park System

DATE: 1981; updated 2006

CONTINUATION SHEET

HISTORIC SITES INVENTORY NO. 1304-1-8

How-Kola



1982 photograph.



Rear view. 1982 photograph.

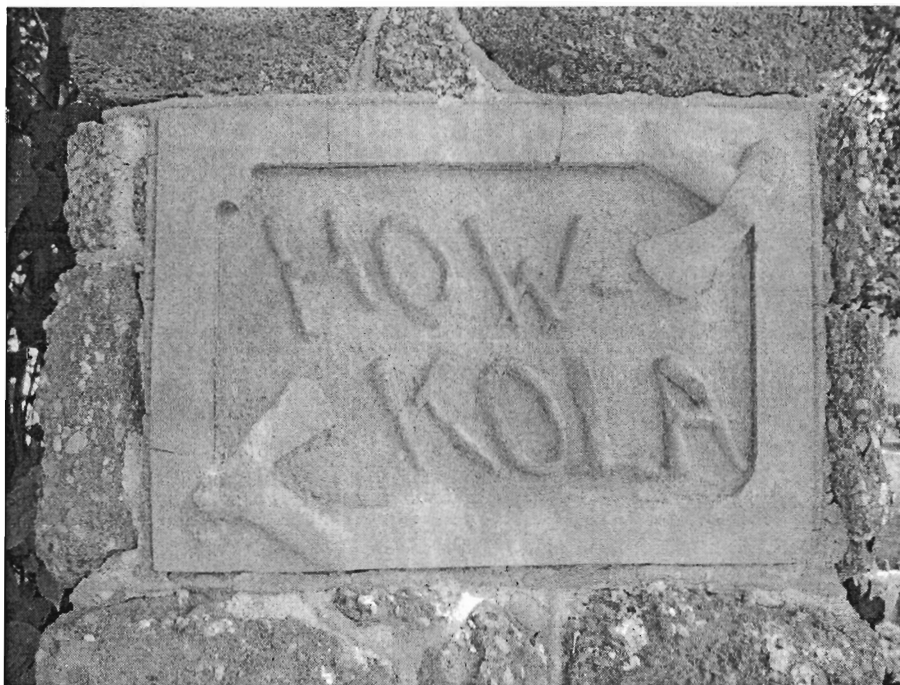
CONTINUATION SHEET

HISTORIC SITES INVENTORY NO. 1304-1-8

How-Kola



Rear of the house, facing north. 2006 photograph.

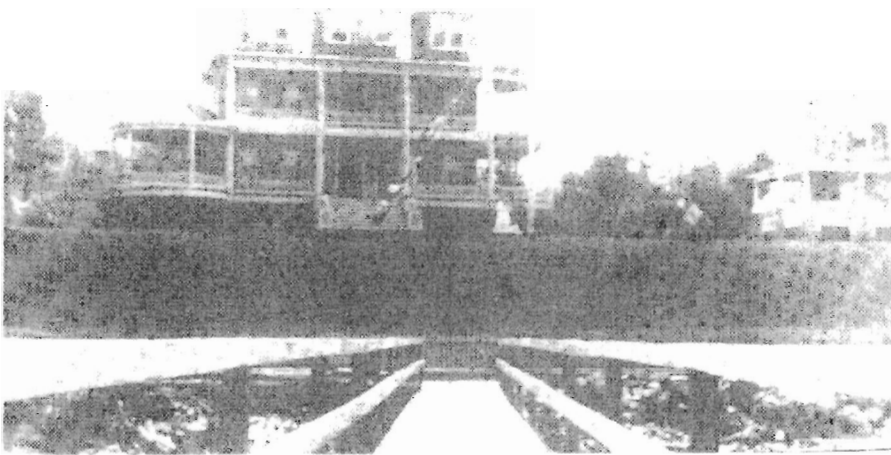


Stone entrance post. 2006 photograph.

CONTINUATION SHEET

HISTORIC SITES INVENTORY NO. 1304-1-8

How-Kola



Illustrated in Gabrielan, Randall. *Images of America: Atlantic Highlands*. Arcadia: 1996:
pg. 68

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
HISTORIC PRESERVATION OFFICE
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC SITES INVENTORY NO. 1304-1-9

HISTORIC NAME: Tip Top Cottage
LOCATION: 12 Prospect Avenue
MUNICIPALITY: Atlantic Highlands
USGS QUAD: Sandy Hook

COMMON NAME:
BLOCK/LOT: 74/4
COUNTY: Monmouth
OWNER/
ADDRESS:

DESCRIPTION

Construction Date: Late 1880s Source of Date: Ref. 1; Stylistic

Style: Carpenter Queen Anne (facade) Architect:

Number of Stories: 2 1/2 Builder:

Foundation: Brick Form/Plan Type: Irregular

Exterior Wall Fabric: Asbestos shingles

Fenestration: 4 symmetrical bays

Roof/Chimneys: Gable with flared ends (facade), intersecting gables; interior ridge chimney

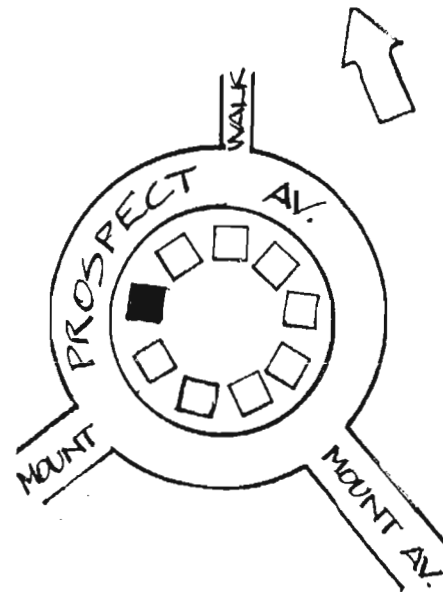
Additional Architectural Description:

Flared eaves and a two story wraparound porch characterize this house. Extensive millwork in geometric forms decorates the porches and eaves. An octagonal tower with a conical roof and eight windows rises to four stories.

PHOTO Negative File No. 1-29, 30



MAP (Indicate North)



SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Faces northwest on a large lot with a steep pitch.

SURROUNDING ENVIRONMENT: Urban Suburban Scattered Buildings
Open Space Woodland Residential Agricultural Village
Industrial Commercial Highway Commercial Other

SIGNIFICANCE EVALUATION:

This is one of the best examples of the popular Gothic Carpenter house found in Atlantic Highlands. The 4 story tower is also notable as it provides a commanding view of the surrounding neighborhood and bay area.

ORIGINAL USE: Residence

PRESENT USE: Residence

PHYSICAL CONDITION: Excellent Good Fair Poor
REGISTER ELIGIBILITY: Yes Possible No Part of District
THREATS TO SITE: Roads Development Zoning Deterioration
No Threat Other

COMMENTS:

REFERENCES:

1. *Historic Houses: A Self-Guided Tour*. Compiled by Paul Boyd. Atlantic Highlands Historical Society: 1998.

RECORDED BY: James C. McCabe/ Meghan Bezio
SURVEY: Monmouth County Historic Sites Inventory
ORGANIZATION: Monmouth County Park System

DATE: 1981; updated 2006

CONTINUATION SHEET

HISTORIC SITES INVENTORY NO. 1304-1-9

Tip Top Cottage



1982 photograph.

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
HISTORIC PRESERVATION OFFICE
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC SITES INVENTORY NO. 1304-1-10

HISTORIC NAME:

COMMON NAME:

LOCATION: 22 Prospect Avenue

BLOCK/LOT: 74/2, 3

MUNICIPALITY: Atlantic Highlands

COUNTY: Monmouth

USGS QUAD: Sandy Hook

OWNER/
ADDRESS:

DESCRIPTION

Construction Date: c. 1890 - 1900

Source of Date: Stylistic

Style: Shingle/ Queen Anne

Architect:

Number of Stories: 2 1/2

Builder:

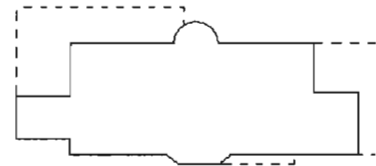
Foundation: Brick

Form/Plan Type: Irregular

Exterior Wall Fabric: Wood Shingles

Fenestration: Irregular

Roof/Chimneys: Multiple intersecting gable and hip



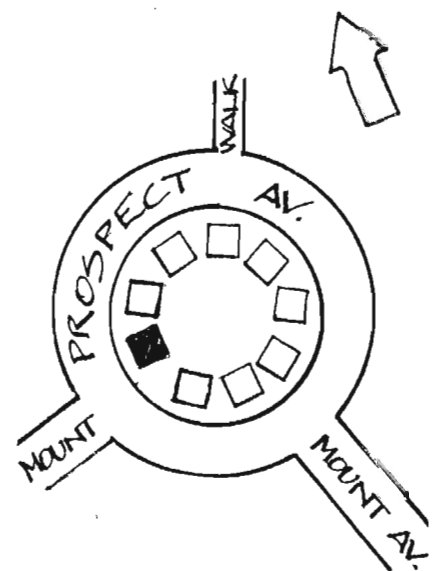
Additional Architectural Description:

House has long roof planes punctuated by a central projecting section and assorted porches. Utilizes Colonial Revival elements in the Tuscan order porch posts and in the entablatures on the porch roofs and at each floor level. Note iron cresting on balconies and roof.

PHOTO Negative File No. 1-31, 32



MAP (Indicate North)



SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Located on the summit of the hill, on a small rise above the road. Lot includes both conifers and deciduous trees.

SURROUNDING ENVIRONMENT: Urban Suburban Scattered Buildings
Open Space Woodland Residential Agricultural Village
Industrial Commercial Highway Commercial Other

SIGNIFICANCE EVALUATION:

The unusual shape of the house makes it an interesting part of the Inventory. The roof line and porches contribute to the uniqueness of this Shingle/ Queen Anne style house.

ORIGINAL USE: Residence

PRESENT USE: Residence

PHYSICAL CONDITION: Excellent Good Fair Poor
REGISTER ELIGIBILITY: Yes Possible No Part of District
THREATS TO SITE: Roads Development Zoning Deterioration
No Threat Other

COMMENTS:

REFERENCES:

1. Sanborn Maps Co., "Jersey Coast Series, Vol. 1" (1907).

RECORDED BY: James C. McCabe/ Meghan Bezio
SURVEY: Monmouth County Historic Sites Inventory
ORGANIZATION: Monmouth County Park System

DATE: 1981; updated 2006

CONTINUATION SHEET

HISTORIC SITES INVENTORY NO. 1304-1-10

22 Prospect Avenue



1982 photograph.

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
HISTORIC PRESERVATION OFFICE
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC SITES INVENTORY NO. 1304-1-11

HISTORIC NAME: Strauss Mansion
LOCATION: 27 Prospect Avenue
MUNICIPALITY: Atlantic Highlands
USGS QUAD: Sandy Hook

COMMON NAME: Atlantic Highlands Hist. Society
BLOCK/LOT: ?/977
COUNTY: Monmouth
OWNER/
ADDRESS:

DESCRIPTION

Construction Date: c. 1894
Source of Date: Ref. 1
Style: Queen Anne
Architect: Solomon D. Cohen
Number of Stories: 2 1/2
Builder:
Foundation: Brick
Form/Plan Type: Irregular
Exterior Wall Fabric: Wood and asbestos shingles
Fenestration: Irregular
Roof/Chimneys: Multiple intersecting hip on hip; conical; external chimney

Additional Architectural Description:

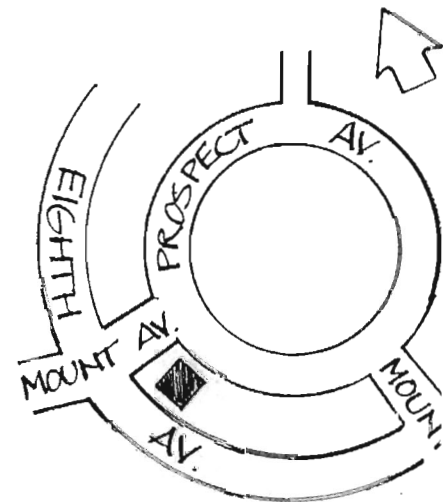
An elaborate Queen Anne style house that has had considerable alteration to the exterior. Prominent features include conical roofed towers on the northwest and southwest corners and a two sided, two story porch. Most of the windows were boarded up during 1981 field survey.

2006 update: Windows are 2/2 sash and 1/1 sash in tower.

PHOTO Negative File No. 1-33. 34



MAP (Indicate North)



SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Faces northeast on a steeply pitched lot at the crest of the hill, having commanding views of the surrounding area.

SURROUNDING ENVIRONMENT: Urban Suburban Scattered Buildings
Open Space Woodland Residential Agricultural Village
Industrial Commercial Highway Commercial Other

SIGNIFICANCE EVALUATION:

This "cottage" was built in 1893 for Adolph Strauss by the New York Architect Solomon D. Cohen. It was occupied by the Strauss family for about a decade and in that time was expanded and remodeled many times. The house represents the life style of coastal resort towns during Monmouth County's "Golden Age". It reflects the design of Victorian boom era, as well as having connections to the home life, social, and community patterns of that era.

In the 1970's the house was slated for demolition when the Atlantic Highlands Historical Association purchased it and began an expensive restoration of the house. The house used to be called the "Tower Cottage", but in recent years has come to be known as the Strauss Mansion and today it operates as a museum under management of the borough's Historical Society.

ORIGINAL USE: Residence

PRESENT USE: Residence

PHYSICAL CONDITION: Excellent Good Fair Poor
REGISTER ELIGIBILITY: Yes Possible No Part of District
THREATS TO SITE: Roads Development Zoning Deterioration
No Threat Other

COMMENTS: This building was purchased by the Atlantic Highlands Historical Society to be restored and opened to the public as a historic house/museum.

REFERENCES:

1. Atlantic Highlands Historical Society.
- 2.
3. *Historic Houses: A Self-Guided Tour*. Compiled by Paul Boyd. Atlantic Highlands Historical Society: 1998.

RECORDED BY: James C. McCabe/ Meghan Bezio
SURVEY: Monmouth County Historic Sites Inventory
ORGANIZATION: Monmouth County Park System

DATE: 1981; updated 2006

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
 HISTORIC PRESERVATION OFFICE
 INDIVIDUAL STRUCTURE SURVEY FORM

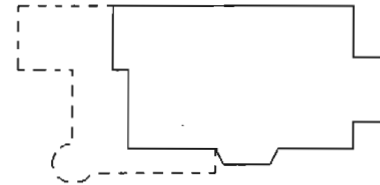
HISTORIC SITES INVENTORY NO. 1304-1-12

HISTORIC NAME: Forest Cottage
 LOCATION: 46 Prospect Avenue
 MUNICIPALITY: Atlantic Highlands
 USGS QUAD: Sandy Hook

COMMON NAME:
 BLOCK/LOT: 74/9
 COUNTY: Monmouth
 OWNER/
 ADDRESS:

DESCRIPTION

Construction Date: 1892 Source of Date: Ref. 2; stylistic
 Style: Elements of Shingle Style Architect:
 Number of Stories: 2 1/2 Builder:
 Foundation: Brick Form/Plan Type: Irregular
 Exterior Wall Fabric: Natural wood shingle, simulated coursed ashlar
 Fenestration: Irregular
 Roof/Chimneys: Multiple intersecting gables



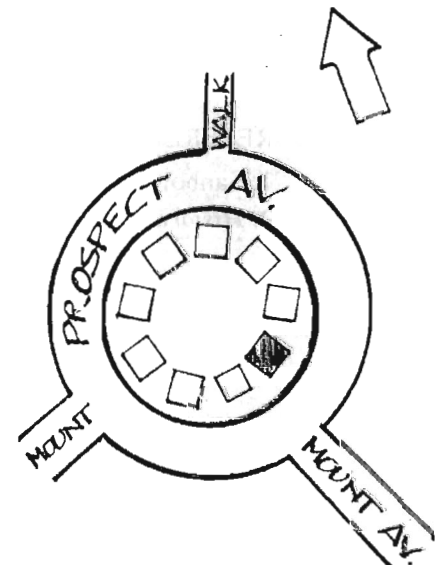
Additional Architectural Description:

The extensive and multifaceted roof is the dominant feature of this house. The steeply pitched and intersecting planes the roof are continued in the porch roof, covering the house as if it were a blanket. Windows are of a variety of shapes and sizes, including stained glass bay windows. The porch is supported by Tuscan order posts, linked by a Colonial Revival balustrade.

PHOTO Negative File No. 1-35



MAP (Indicate North)



SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Faces southeast on a pie shaped lot which is outlined by hedges.

SURROUNDING ENVIRONMENT: Urban Suburban Scattered Buildings
Open Space Woodland Residential Agricultural Village
Industrial Commercial Highway Commercial Other

SIGNIFICANCE EVALUATION:

This house is one of the more modest examples of the Shingle Style in Monmouth County. Its excellent condition make it one of the best examples of this type. The house was originally owned by Ezra and Clara Cahmpion, who bui it as their summer cottage. Ezra Champion was the owner of one of the largest of Atlantic Highlands grand hotels, the Portland Hotel, which was located at Ocean Boulevard and Fifth Avenue but burned down in 1903. In the 1990's a Prohibition-era "hooch cellar" was discovered near the front of the house. Bootleg liquor was stored in this 6' by 10' brick storage cellar which was reached by an opening in a covered gazebo which used to extend from the porch.

ORIGINAL USE: Residence

PRESENT USE: Residence

PHYSICAL CONDITION: Excellent Good Fair Poor
REGISTER ELIGIBILITY: Yes Possible No Part of District
THREATS TO SITE: Roads Development Zoning Deterioration
No Threat Other

COMMENTS:

REFERENCES:

1. Sanborn Map Co., "Jersey Coast Series, Vol. 1" (1907).'
2. *Historic Houses: A Self-Guided Tour*. Compiled by Paul Boyd. Atlantic Highlands Historical Society: 1998.

RECORDED BY: James C. McCabe/ Meghan Bezio
SURVEY: Monmouth County Historic Sites Inventory
ORGANIZATION: Monmouth County Park System

DATE: 1981; updated 2006

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
HISTORIC PRESERVATION OFFICE
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC SITES INVENTORY NO. 1304-1-13

HISTORIC NAME:

COMMON NAME:

LOCATION: 12 Seventh Avenue

BLOCK/LOT: 75/7

MUNICIPALITY: Atlantic Highlands

COUNTY: Monmouth

USGS QUAD: Sandy Hook

OWNER/
ADDRESS:

DESCRIPTION

Construction Date: c. 1885- 1895

Source of Date: Stylistic

Style: Queen Anne/ Stick Style

Architect:

Number of Stories: 2 1/2

Builder:

Foundation: Brick

Form/Plan Type: T-plan with tower

Exterior Wall Fabric: Clapboard, shingle

Fenestration: 3 bay asymmetrical

Roof/Chimneys: Intersecting gable, pyramidal

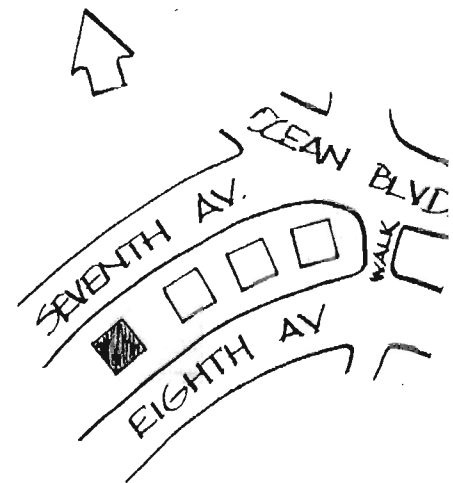
Additional Architectural Description:

The two-story cover porch is the dominant feature of this house. It covers two sides of the building, covering the tower located at the north corner. The tapered knee braces create the effect of a series of round arches; the curving motif is repeated in the gable. Has a double front doorway.

PHOTO Negative File No. 1-25



MAP (Indicate North)



SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Faces northwest on a steeply pitched lot.

SURROUNDING ENVIRONMENT: Urban Suburban Scattered Buildings
Open Space Woodland Residential Agricultural Village
Industrial Commercial Highway Commercial Other

SIGNIFICANCE EVALUATION:

The two story porch is a common feature of Atlantic Highlands houses. The house still retains most of its original details.

ORIGINAL USE: Residence

PRESENT USE: Residence

PHYSICAL CONDITION: Excellent Good Fair Poor
REGISTER ELIGIBILITY: Yes Possible No Part of District
THREATS TO SITE: Roads Development Zoning Deterioration
No Threat Other

COMMENTS:

REFERENCES:

1. Sanborn Map Co., "Jersey Coast Series, Vol. 1" (1907).

RECORDED BY: James C. McCabe/ Meghan Bezio
SURVEY: Monmouth County Historic Sites Inventory
ORGANIZATION: Monmouth County Park System

DATE: 1981; updated 2006

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
HISTORIC PRESERVATION OFFICE
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC SITES INVENTORY NO. 1304-1-14

HISTORIC NAME: Maple Lawn
LOCATION: 28 Seventh Avenue
MUNICIPALITY: Atlantic Highlands
USGS QUAD: Sandy Hook

COMMON NAME:
BLOCK/LOT: 75/3
COUNTY: Monmouth
OWNER/
ADDRESS:

DESCRIPTION

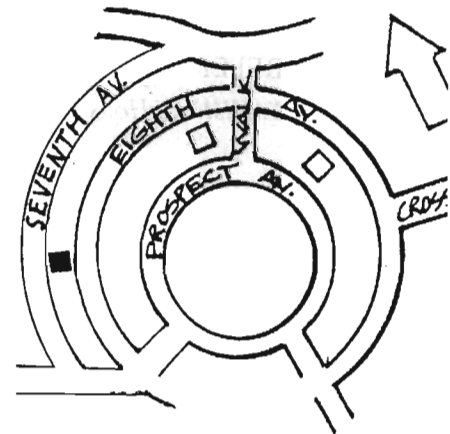
Construction Date: Late 1880s
Source of Date: Ref. 1; Stylistic
Style: Queen Anne
Architect:
Number of Stories: 2 1/2
Builder:
Foundation: Brick
Form/Plan Type: Irregular
Exterior Wall Fabric: Shingles
Fenestration: 4 bays on W. side, 7 bays on N. side
Roof/Chimneys: Multiple intersecting gables; S-shaped curve tower roof

Additional Architectural Description:

Wraparound porch with rounded corners, turned posts on the upper story, and Tuscan order columns on the lower stor
A 4-story round turret tower with a conical roof, decorated with acanthus leaves is on the north side. A one story, octagonal room with pointed roof is located on the SW corner of the house.

PHOTO Negative File No. 1-24

MAP (Indicate North)



SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Faces west on a large lot.

SURROUNDING ENVIRONMENT: Urban Suburban Scattered Buildings
 Open Space Woodland Residential Agricultural Village
 Industrial Commercial Highway Commercial Other

SIGNIFICANCE EVALUATION:

The house contains 1,500 feet of wraparound porches on two stories, making it an impressive example of a house with the most notable feature of Atlantic Highlands houses.

ORIGINAL USE: Residence

PRESENT USE: Residence

PHYSICAL CONDITION: Excellent Good Fair Poor
 REGISTER ELIGIBILITY: Yes Possible No Part of District
 THREATS TO SITE: Roads Development Zoning Deterioration
 No Threat Other

COMMENTS:

REFERENCES:

1. *Historic Houses: A Self-Guided Tour*. Compiled by Paul Boyd. Atlantic Highlands Historical Society: 1998.

RECORDED BY: James C. McCabe/ Meghan Bezio
 SURVEY: Monmouth County Historic Sites Inventory
 ORGANIZATION: Monmouth County Park System

DATE: 1981; updated 2006

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
HISTORIC PRESERVATION OFFICE
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC SITES INVENTORY NO. 1304-1-15

HISTORIC NAME:

COMMON NAME:

LOCATION: 27 Hooper Avenue

BLOCK/LOT:

MUNICIPALITY: Atlantic Highlands

COUNTY: Monmouth

USGS QUAD: Sandy Hook

OWNER/
ADDRESS:

DESCRIPTION

Construction Date: 1909

Source of Date: Ref. 1

Style: Craftsman

Architect: Corwin Knapp Linson/ Craftsman Society under Gustave Stickley

Number of Stories: 2

Builder: Corwin Knapp Linson

Foundation: Concrete

Form/Plan Type: Rectangluar

Exterior Wall Fabric: Concrete

Fenestration: 3 bays

Roof/Chimneys: Hip; two interior end chimneys

Additional Architectural Description:

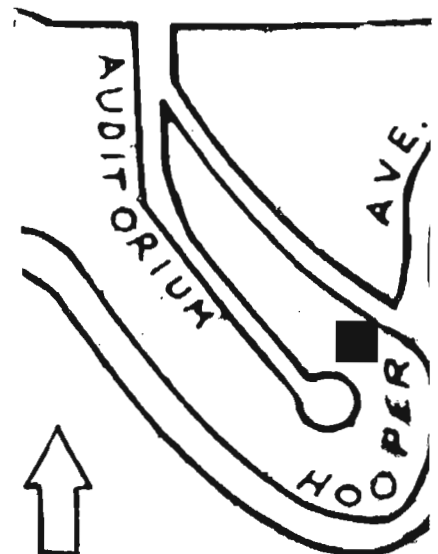
Casement windows and 2 hip dormers. Exposed rafters on a hip roof. Dormers are sided with wood shingles. The main entry is on the west side of the house in a small addition which extends into a porch to the rear.

2006 update: The windows in the main block are replacements, while those on the entry vestibule are original.

PHOTO Negative File No. N/A



MAP (Indicate North)



SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Faces southeast on a large corner lot. A steep hill is to the rear of the lot.

SURROUNDING ENVIRONMENT: Urban Suburban Scattered Buildings
Open Space Woodland Residential Agricultural Village
Industrial Commercial Highway Commercial Other

SIGNIFICANCE EVALUATION:

This is an excellent example of the Craftsman style which was popular in Monmouth County in the early 10th century. The house was built and lived in by Corwin Knapp Linson, an artist whose work still hangs in the Central Baptist Church (1304-4), where he was a member and a Deacon. He built this with help from the Craftsman Society under the architect Gustave Stickley. The house was described in *Craftsman Magazine* in 1909 and dubbed "practically indestructible".

ORIGINAL USE: Residence

PRESENT USE: Residence

PHYSICAL CONDITION: Excellent Good Fair Poor
REGISTER ELIGIBILITY: Yes Possible No Part of District
THREATS TO SITE: Roads Development Zoning Deterioration
No Threat Other

COMMENTS:

REFERENCES:

1. "A Craftsman House Built of Concrete, With Hollow Walls," *Craftsman*. March 1909.
2. *Historic Houses: A Self-Guided Tour*. Compiled by Paul Boyd. Atlantic Highlands Historical Society: 1998.

RECORDED BY: Meghan Bezio
SURVEY: Monmouth County Historic Sites Inventory
ORGANIZATION: Monmouth County Park System

DATE: 2006

SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Faces south on a large lot overlooking Sandy Hook Bay.

SURROUNDING ENVIRONMENT: Urban Suburban Scattered Buildings
Open Space Woodland Residential Agricultural Village
Industrial Commercial Highway Commercial Other

SIGNIFICANCE EVALUATION:

The site of the Unz House was first the site of one of Atlantic Highlands' resort hotels, the Portland Hotel. When the structure burned in 1903, it was not rebuilt. The property was bought by Oscar Unz, the owner of a New York printing and advertising firm. Unz commissioned a local architect to build a new house. This is probably the finest work by local architect, Thomas J. Emery, who also owned a bicycle shop in the area. Emery also designed the Atlantic Highlands National Bank (1304-3-1), the Chapel Hill School, and many nearby houses. Unz lived in the house until his death in 1927.

This house is particularly important to Atlantic Highlands, because, in a town dominated by Queen Anne style homes it stands out as one of a few Colonial Revival/Neoclassical buildings in the borough.

ORIGINAL USE: Residence

PRESENT USE: Residence

PHYSICAL CONDITION: Excellent Good Fair Poor
REGISTER ELIGIBILITY: Yes Possible No Part of District
THREATS TO SITE: Roads Development Zoning Deterioration
No Threat Other

COMMENTS:

REFERENCES:

- 1. Gabrielan, Randall "A Changing Time Line in Atlantic Highlands." *The Two River Times*: August 14, 1991.
- 2. Gabrielan, Randall. *Images of America: Atlantic Highlands*. Arcadia: 1996: pg. 71

RECORDED BY: Meghan Bezio

DATE: August 2006

SURVEY: Monmouth County Historic Sites Inventory

ORGANIZATION: Monmouth County Park System

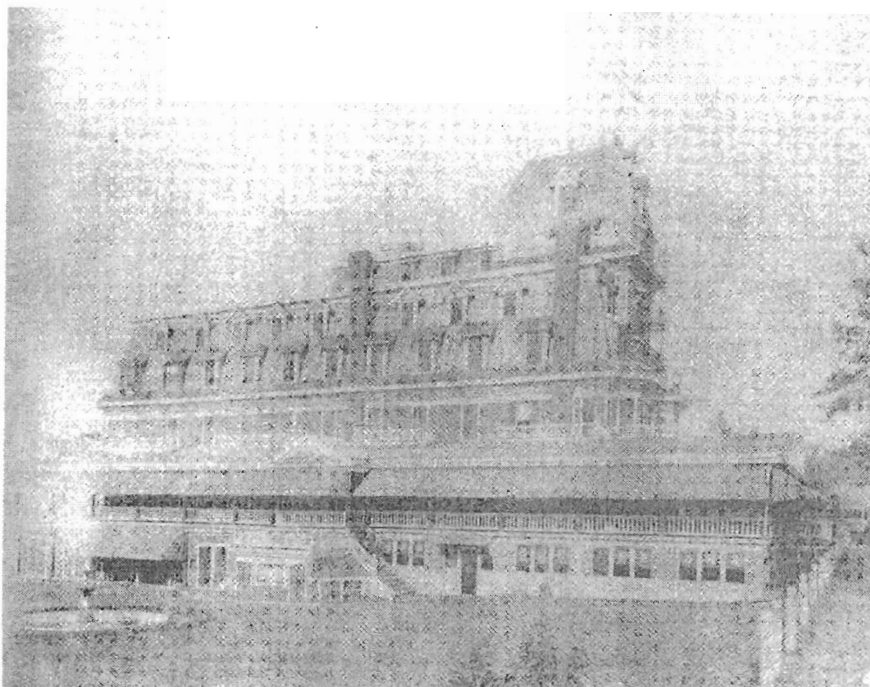
CONTINUATION SHEET

HISTORIC SITES INVENTORY NO. 1304-1-16

Unz House



Illustrated in Gabrielan, Randall. *Images of America: Atlantic Highlands*.
Arcadia: 1996: pg. 71



The Portland Hotel, formerly on the Unz House site. Illustrated in Gabrielan,
Randall. *Images of America: Atlantic Highlands*. Arcadia: 1996: pg. 56

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
HISTORIC PRESERVATION OFFICE
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC SITES INVENTORY NO. 1304-1-17

HISTORIC NAME: The Old Red Homestead
LOCATION: 56 Second Ave
MUNICIPALITY: Atlantic Highlands
USGS QUAD: Sandy Hook

COMMON NAME:
BLOCK/LOT: 96 /1
COUNTY: Monmouth
OWNER/
ADDRESS:

DESCRIPTION

Construction Date: c. 1834 with later additions
Source of Date: Ref. 1
Style: National Folk
Architect:
Number of Stories: 2 1/2
Builder:
Foundation: Brick and concrete
Form/Plan Type: Rectangle
Exterior Wall Fabric: Clapboard and shingles
Fenestration: 5 asymmetrical bays
Roof/Chimneys: Cross gable; 3 interior end chimneys

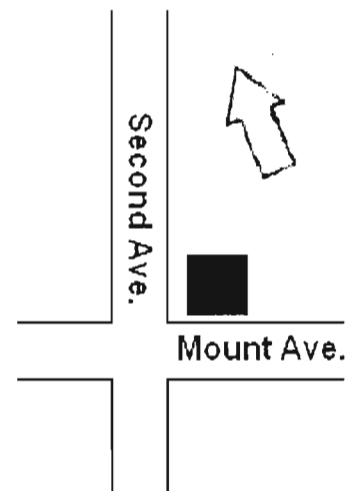
Additional Architectural Description:

The house has a one story, 3 bay porch with exposed rafter ends with spindlework supports and a cut-out balustrade. The same theme appears on the south end gable projection on the second story balcony, which is above a bay window covered with shingles. There are shingles in the gables, and gable returns. The main entry is a wood panel door. Windows are 2/2 sash. The roof has new shingles, but all other attributes look original.

PHOTO Negative File No. N/A



MAP (Indicate North)



SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Faces west on a large corner lot.

SURROUNDING ENVIRONMENT: Urban Suburban Scattered Buildings
Open Space Woodland Residential Agricultural Village
Industrial Commercial Highway Commercial Other

SIGNIFICANCE EVALUATION:

The oldest section of the house is believed to have been built in 1834 when the property was owned by the Brown family. Its original location was opposite the Atlantic Cinema on the west side of First Avenue, one block from its present location. In 1867, the house belonged to Thomas Leonard, father of the founder of Atlantic Highlands, Thomas Henry Leonard, who subsequently owned the house from 1871-1893. In 1893 he gifted the home to his daughter Clara and her husband, Dr. Henry H. Hendrickson, who also served as mayor of Atlantic Highlands for three terms in the early 20th century. The house was moved to its present location in about 1900, after undergoing some additions. Part of the house was moved again in 1940 to 41 Second Avenue to form a separate home. The main remained in the possession of the Leonard family until 1954. For 33 years after, it was the home of the American Legion (C. Eugene Allen Post 141). In 1987, an individual bought the property and restored the house as a single family residence.

ORIGINAL USE: Residence

PRESENT USE: Residence

PHYSICAL CONDITION: Excellent Good Fair Poor
REGISTER ELIGIBILITY: Yes Possible No Part of District
THREATS TO SITE: Roads Development Zoning Deterioration
No Threat Other

COMMENTS:

REFERENCES:

1. *Historic Houses: A Self-Guided Tour*. Compiled by Paul Boyd. Atlantic Highlands Historical Society: 1998.

RECORDED BY: Meghan Bezio
SURVEY: Monmouth County Historic Sites Inventory
ORGANIZATION: Monmouth County Park System

DATE: August 2006

CONTINUATION SHEET

HISTORIC SITES INVENTORY NO. 1304-1-17



c. 1894. Illustrated in Gabrielan, Randall. *Images of America: Atlantic Highlands*. Arcadia: 1996: pg.33



Illustrated in Gabrielan, Randall. *Images of America: Atlantic Highlands*. Arcadia: 1996: pg. 76

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
HISTORIC PRESERVATION OFFICE
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC SITES INVENTORY NO. 1304-1-18

HISTORIC NAME: Point Lookout
LOCATION: 170 Ocean Boulevard
MUNICIPALITY: Atlantic Highlands
USGS QUAD: Sandy Hook

COMMON NAME:
BLOCK/LOT: 17/8.1
COUNTY: Monmouth
OWNER/
ADDRESS:

DESCRIPTION

Construction Date: 1750-1856
Source of Date: Ref. 1
Style: Colonial Revival
Architect:
Number of Stories: 3
Builder:
Foundation: Course stone
Form/Plan Type: Rectabgle with ells
Exterior Wall Fabric: Wood shingles
Fenestration: Irregular
Roof/Chimneys: Hip roof on main block, gable roof on side section; 2 exterior end chimneys, interior ridge chimney

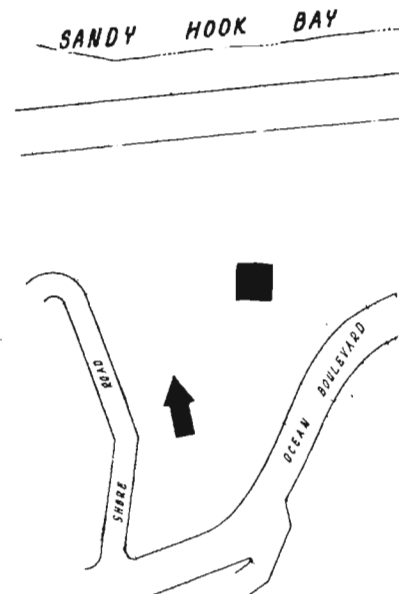
Additional Architectural Description:

Windows are 1/1 sash and casement windows; cornices and sills on all, paired arch window in one gable. Wood panel doors. Raised basement is the 1st level of the house. The small section at the east side of the house is dated back to the mid Eighteenth century. A flat-roofed ell connects this section to the main house, built in the mid 19th century.

PHOTO Negative File No. N/A



MAP (Indicate North)



SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Faces north on a large, irregularly shaped lot at the end of Ocean Boulevard where it meets Shore Road.

SURROUNDING ENVIRONMENT: Urban Suburban Scattered Buildings
Open Space Woodland Residential Agricultural Village
Industrial Commercial Highway Commercial Other

SIGNIFICANCE EVALUATION:

The oldest section of this house, with a stone foundation that dates back to the mid 18th century, faces the water. It has since been added to and covered over, and today the house is a 3 story stone structure in the Colonial Revival style. The house was home to Charles Sears, co-founder of an experimental communal settlement in Colts Neck called the North American Phalanx. Sears lived here from 1856 until his death in 1890. The artist Charles Payne Sears, a relative of the elder Charles Sears, worked here in the late 19th century and the old stone portion of the house still contains one of his paintings from 1896.

ORIGINAL USE: Residence

PRESENT USE: Residence

PHYSICAL CONDITION: Excellent Good Fair Poor
REGISTER ELIGIBILITY: Yes Possible No Part of District
THREATS TO SITE: Roads Development Zoning Deterioration
No Threat Other

COMMENTS:

REFERENCES:

1. *Historic Houses: A Self-Guided Tour*. Compiled by Paul Boyd. Atlantic Highlands Historical Society: 1998.
2. Gabriellan, Randall. *Images of America: Atlantic Highlands*. Arcadia: 1996: pg. 66.

RECORDED BY: Meghan Bezio
SURVEY: Monmouth County Historic Sites Inventory
ORGANIZATION: Monmouth County Park System

DATE: 2006

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
HISTORIC PRESERVATION OFFICE
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC SITES INVENTORY NO. 1304-2

HISTORIC NAME:		COMMON NAME:	White Crystal Diner
LOCATION:	NE cr. Center and West Avenues	BLOCK/LOT:	117/6
MUNICIPALITY:	Atlantic Highlands	COUNTY:	Monmouth
USGS QUAD:	Sandy Hook	OWNER/ ADDRESS:	

DESCRIPTION

Construction Date:	Mid 20th c.	Source of Date:	Stylistic
Style:	Stainless Steel Diner	Architect:	
Number of Stories:	1	Builder:	
Foundation:	Concrete	Form/Plan Type:	Square
Exterior Wall Fabric:	Stainless steel		
Fenestration:	4 bay		
Roof/Chimneys:	Flat, with parapet		

Additional Architectural Description:

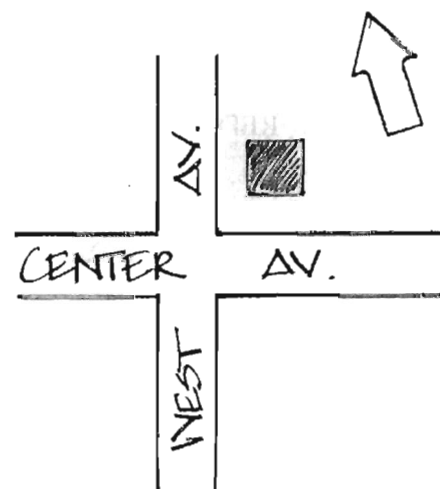
The building utilizes vertical and horizontal stainless steel elements to create stylistic effects. A short vertical fluted section forms the cornice. Horizontal fluted siding sheathes the area below the windows. The door is a replacement. A rear addition has vertical corrugated metal siding.

2006 update: This building has been demolished.

PHOTO Negative File No. 1-14



MAP (Indicate North)



SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Located on an open corner lot, adjacent to the former right of way for the N.J. Central Railroad and across the street from a parking lot.

SURROUNDING ENVIRONMENT: Urban Suburban Scattered Buildings
Open Space Woodland Residential Agricultural Village
Industrial Commercial Highway Commercial Other

SIGNIFICANCE EVALUATION:

At the time of the original survey, this was one of approximately ten stainless steel diners in Monmouth County. This was somewhat unusual in that it utilized a square plan instead of the more common rectangular plan.

ORIGINAL USE: Diner

PRESENT USE: Diner

PHYSICAL CONDITION: Excellent Good Fair Poor
REGISTER ELIGIBILITY: Yes Possible No Part of District
THREATS TO SITE: Roads Development Zoning Deterioration
No Threat Other

COMMENTS:

REFERENCES:

RECORDED BY: James C. McCabe/ Meghan Bezio
SURVEY: Monmouth County Historic Sites Inventory
ORGANIZATION: Monmouth County Park System

DATE: 1981; updated 2006

SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Faces east on corner city lot, part of commercial row.

SURROUNDING ENVIRONMENT: Urban Suburban Scattered Buildings
Open Space Woodland Residential Agricultural Village
Industrial Commercial Highway Commercial Other

SIGNIFICANCE EVALUATION:

In July of 1889, several prominent businessmen of Atlantic Highlands founded a bank called the Middletown Safe Deposit and Trust Co. Soon after, they changed their minds and decided to form a national bank, which opened in September of the same year. They erected this building to house their bank, which was described by a contemporary press account as a one story building. T.J. Emery was the Atlantic Highlands architect who is responsible for the original building. By 1910, the original one story building looked like it does still today, with a second floor, arch windows, and the intersecting gable roof.

ORIGINAL USE: Bank

PRESENT USE: Tavern

PHYSICAL CONDITION: Excellent Good Fair Poor
REGISTER ELIGIBILITY: Yes Possible No Part of District
THREATS TO SITE: Roads Development Zoning Deterioration
No Threat Other

COMMENTS:

REFERENCES:

1. Sanborn Map Co., "Jersey Coast Series, Vol. 1" (1890, 1907).
2. Untitled Clipping from "Atlantic Highlands" Vertical File, Monmouth County Historical Association, Freehold.

RECORDED BY: James C. McCabe/ Meghan Bezio
SURVEY: Monmouth County Historic Sites Inventory
ORGANIZATION: Monmouth County Park System

DATE: 1981; updated 2006

CONTINUATION SHEET

HISTORIC SITES INVENTORY NO. 1304-3-1

Atlantic Highlands National Bank



1982 photograph.

CONTINUATION SHEET

HISTORIC SITES INVENTORY NO. 1304-3-1

Atlantic Highlands National Bank



c. 1910 photograph. Illustrated in Gabrielan, Randall. Images of America: Atlantic Highlands. Arcadia, 1996: pg. 34

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
HISTORIC PRESERVATION OFFICE
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC SITES INVENTORY NO. 1304-3-2

HISTORIC NAME:

COMMON NAME:

LOCATION: 42 First Avenue

BLOCK/LOT: 97/18

MUNICIPALITY: Atlantic Highlands

COUNTY: Monmouth

USGS QUAD: Sandy Hook

OWNER/
ADDRESS:

DESCRIPTION

Construction Date: c. 1890- 1907

Source of Date: Ref. 1

Style: Commercial Vernacular

Architect:

Number of Stories: 2

Builder:

Foundation: Brick

Form/Plan Type: Rectangle

Exterior Wall Fabric: Brick

Fenestration: 3 bay symmetrical over storefront

Roof/Chimneys: Gable with parapet

Additional Architectural Description:

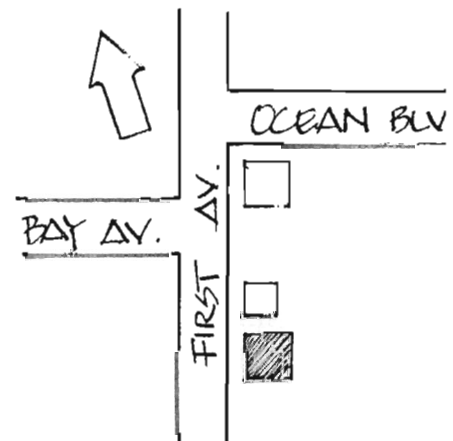
Wood frame storefront has recessed double front doors with a wide transom light and large store windows. Segmental arch windows in upper story have 1/1 sash.

2006 update: The storefront has been boarded up. New doors and windows have been put in. A shed roof has been added over the first story.

PHOTO Negative File No. 1-11



MAP (Indicate North)



SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Faces west on city lot.

SURROUNDING ENVIRONMENT: Urban Suburban Scattered Buildings
Open Space Woodland Residential Agricultural Village
Industrial Commercial Highway Commercial Other

SIGNIFICANCE EVALUATION:

This building, although simple in design, had a well-preserved storefront at the time of the original survey. Now it has been covered over, but still retains integrity of form.

ORIGINAL USE: Commercial

PRESENT USE: Commercial

PHYSICAL CONDITION: Excellent Good Fair Poor
REGISTER ELIGIBILITY: Yes Possible No Part of District
THREATS TO SITE: Roads Development Zoning Deterioration
No Threat Other

COMMENTS:

REFERENCES:

1. Sanborn Map Co., "Jersey Coast Series, Vol. 1" (1890, 1907).

RECORDED BY: James C. McCabe/ Meghan Bezio
SURVEY: Monmouth County Historic Sites Inventory
ORGANIZATION: Monmouth County Park System

DATE: 1981; updated 2006

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
HISTORIC PRESERVATION OFFICE
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC SITES INVENTORY NO. 1304-3-3

HISTORIC NAME:

COMMON NAME:

LOCATION: 85 First Avenue

BLOCK/LOT: 114/4

MUNICIPALITY: Atlantic Highlands

COUNTY: Monmouth

USGS QUAD: Sandy Hook

OWNER/
ADDRESS:

DESCRIPTION

Construction Date: c. 1910-1920

Source of Date: Stylistic

Style: Elements of Spanish Mediterranean Revival

Architect:

Number of Stories: 2

Builder:

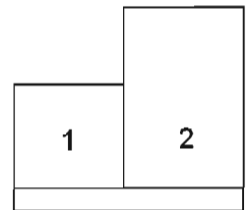
Foundation: Not visible

Form/Plan Type: See below.

Exterior Wall Fabric: Yellow brick

Fenestration: 5 bay arcaded facade over storefront

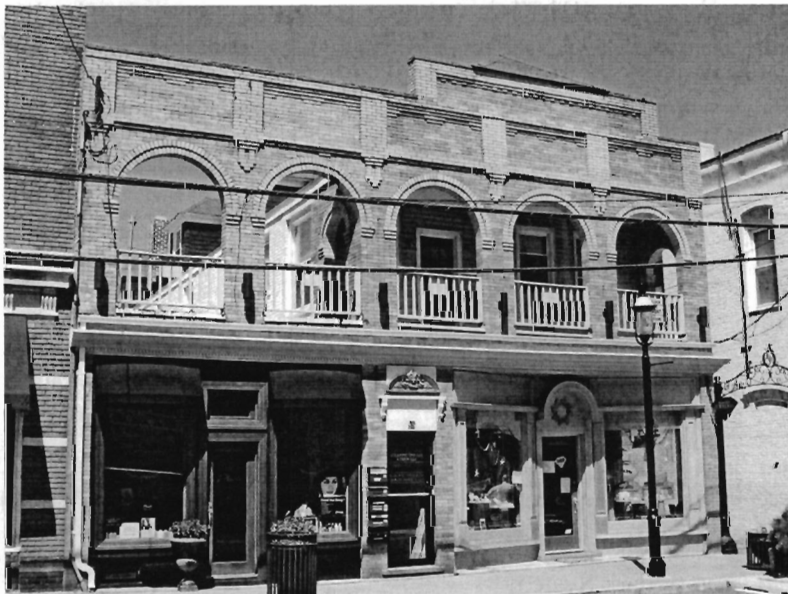
Roof/Chimneys: Hip, side wall chimney



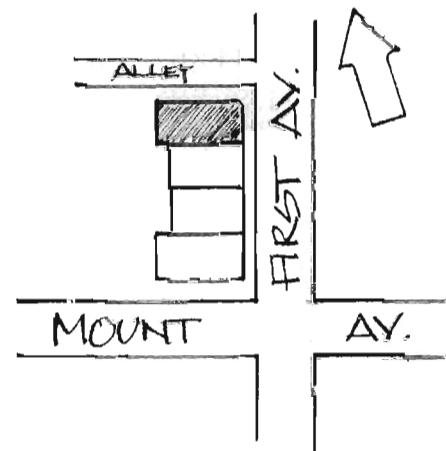
Additional Architectural Description:

The front facade is composed of two separate storefronts (both have been altered) and a five bay, round arch arcade which spans the second floor. Only the three northern bays have a second floor behind them; the two southern surmount a one story section. Details of the arcaded section are highlighted by brickwork in relief.

PHOTO Negative File No. 1-12



MAP (Indicate North)



SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Faces east on a city lot in a commercial row. Adjacent to alley.

SURROUNDING ENVIRONMENT: Urban Suburban Scattered Buildings
Open Space Woodland Residential Agricultural Village
Industrial Commercial Highway Commercial Other

SIGNIFICANCE EVALUATION:

This building uses a false front facade in an unusual fashion. Although the storefronts have been altered, the unusual second story of the building remains in good condition.

ORIGINAL USE: Commercial

PRESENT USE: Commercial

PHYSICAL CONDITION: Excellent Good Fair Poor
REGISTER ELIGIBILITY: Yes Possible No Part of District
THREATS TO SITE: Roads Development Zoning Deterioration
No Threat Other

COMMENTS:

REFERENCES:

1. Sanborn Map Co., "Jersey Coast Series, Vol. 1" (1907).

RECORDED BY: James C. McCabe/ Meghan Bezio
SURVEY: Monmouth County Historic Sites Inventory
ORGANIZATION: Monmouth County Park System

DATE: 1981; updated 2006

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
HISTORIC PRESERVATION OFFICE
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC SITES INVENTORY NO. 1304-4

HISTORIC NAME:	Central Baptist Church	COMMON NAME:	Central Baptist Church
LOCATION:	NE cr. Highland and Third Avenues	BLOCK/LOT:	91/5
MUNICIPALITY:	Atlantic Highlands	COUNTY:	Monmouth
USGS QUAD:	Sandy Hook	OWNER/ ADDRESS:	

DESCRIPTION

Construction Date:	1894	Source of Date:	Cornerstone
Style:	Late 19th c. Romanesque Revival	Architect:	Weary and Kramer of New York
Number of Stories:	1 1/2	Builder:	
Foundation:	Brick	Form/Plan Type:	Irregular
Exterior Wall Fabric:	Natural wood shingles		
Fenestration:	Irregular		
Roof/Chimneys:	Multiple intersecting gables; pyramidal, conical tower; small exterior chimney at SE cr.		

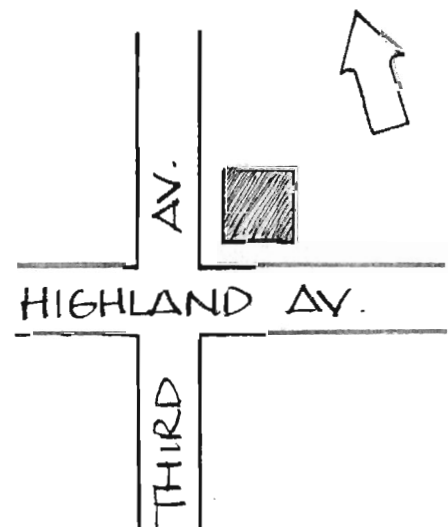
Additional Architectural Description:

Roof shapes are highlighted with white fasciae and eaves. Corners of the 72-foot tower are rounded, creating a turrete effect. Wall openings are clustered in arcades, as are the mullions in the large main windows. Doorways have round arches. The windows are of stained glass.

PHOTO Negative File No. 1-18



MAP (Indicate North)



SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Set close to road in corner on a rectangular lot.

SURROUNDING ENVIRONMENT: Urban Suburban Scattered Buildings
Open Space Woodland Residential Agricultural Village
Industrial Commercial Highway Commercial Other

SIGNIFICANCE EVALUATION:

This is a good example of a late 19th century Romanesque Revival church in the Monmouth shore area. Brick and stone are the usual materials of the Romanesque Revival, but the architects departed from those usual material when building this church. Its wood shingles and contrasting white painted trim on this structure are popularly utilized on Queen Anne and Shingle style buildings of the same era. This church has been well preserved.

ORIGINAL USE: Church

PRESENT USE: Chuch

PHYSICAL CONDITION: Excellent Good Fair Poor
REGISTER ELIGIBILITY: Yes Possible No Part of District
THREATS TO SITE: Roads Development Zoning Deterioration
No Threat Other

COMMENTS:

REFERENCES:

- 1. Sanborn Map Co., "Jersey Coast Series, Vol. 1" (1907).

RECORDED BY: James C. McCabe/ Meghan Bezio
SURVEY: Monmouth County Historic Sites Inventory
ORGANIZATION: Monmouth County Park System

DATE: 1981; updated 2006

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
HISTORIC PRESERVATION OFFICE
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC SITES INVENTORY NO. 1304-5

HISTORIC NAME:

COMMON NAME:

LOCATION: 230 E. Highland Avnue

BLOCK/LOT: 18/1

MUNICIPALITY: Atlantic Highlands

COUNTY: Monmouth

USGS QUAD: Sandy Hook

OWNER/
ADDRESS:

DESCRIPTION

Construction Date: 20th c.

Source of Date: Stylistic

Style: Rustic Log Cottage

Architect:

Number of Stories: 1

Builder:

Foundation: Concrete

Form/Plan Type: Rectangular

Exterior Wall Fabric: Round logs

Fenestration: 4 bay

Roof/Chimneys: Side gable; interior end chimney

Additional Architectural Description:

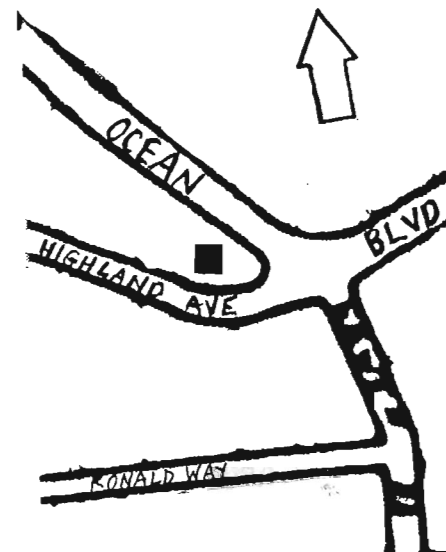
Exposed rafters and overhanging eaves. Round log siding. Full length field stone patio with iron balustrade. West end garage with panel door and roof-line balustrade. Two doors and a paired window.

2006 update: House was remodeled in the early 1990s and is now a 2 story house clad in wood siding.

PHOTO Negative File No. 2-6



MAP (Indicate North)



SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Faces south on corner lot.

SURROUNDING ENVIRONMENT: Urban Suburban Scattered Buildings
Open Space Woodland Residential Agricultural Village
Industrial Commercial Highway Commercial Other

SIGNIFICANCE EVALUATION:

There are a few examples of this type of house at the end of East Highland Avenue. This house, at the time of the original survey, was the best representative of the Rustic Log Cabin in Atlantic Highlands. However, it has since been remodeled. To see a similar house, look across the road at 233 East Highland Avenue.

ORIGINAL USE: Residence

PRESENT USE: Residence

PHYSICAL CONDITION: Excellent Good Fair Poor
REGISTER ELIGIBILITY: Yes Possible No Part of District
THREATS TO SITE: Roads Development Zoning Deterioration
No Threat Other

COMMENTS:

REFERENCES:

- 1. Paul Boyd, Atlantic Highlands Borough Historian. August 2006.

RECORDED BY: James C. McCabe/ Meghan Bezio
SURVEY: Monmouth County Historic Sites Inventory
ORGANIZATION: Monmouth County Park System

DATE: 1981; updated 2006

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
HISTORIC PRESERVATION OFFICE
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC SITES INVENTORY NO. 1304-6

HISTORIC NAME:	Municipal Water Works	COMMON NAME:	New Jersey Natural Gas
LOCATION:	S. side W. Lincoln Ave., W. of West Ave.	BLOCK/LOT:	105/5
MUNICIPALITY:	Atlantic Highlands	COUNTY:	Monmouth
USGS QUAD:	Sandy Hook	OWNER/ ADDRESS:	

DESCRIPTION

Construction Date:	Early 20th c.	Source of Date:	Stylistic
Style:	Brick Industrial	Architect:	
Number of Stories:	1	Builder:	
Foundation:	Brick	Form/Plan Type:	Rectangluar
Exterior Wall Fabric:	Brick		
Fenestration:	3 bays		
Roof/Chimneys:	Front facing gables		

Additional Architectural Description:

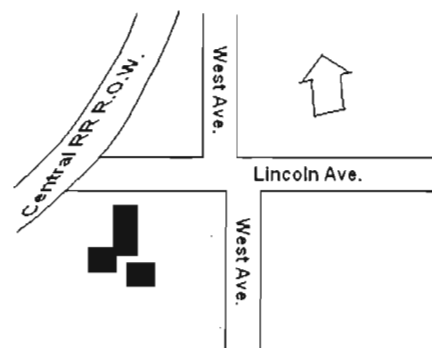
3 industrial buildings make up this complex which was originally the Municipal Water Works of Atlantic Highlands. . three are brick, one story structures with pilasters that surround doorway and on corners, roundels in the gable, cornice floor length windows, and gable returns. The building at the back of the lot has a tall, rounded ridge chimney on its no side.

2006 update: There is new metal sheet roofing on all 3 buildings. The chimney on the rear building has been removed There are new doors that are compatible with the design of the buildings.

PHOTO Negative File No. 2-7



MAP (Indicate North)



SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Faces north on a large lot adjoining the Central RR Right of Way.

SURROUNDING ENVIRONMENT: Urban Suburban Scattered Buildings
Open Space Woodland Residential Agricultural Village
Industrial Commercial Highway Commercial Other

SIGNIFICANCE EVALUATION:

Located outside of the main downtown area, these buildings were not seen by many residents of the Atlantic Highlands Borough. They are significant however, in that they are early 20th century industrial buildings that are still surviving and in use. Many of these buildings have been replaced by modern industrial buildings. The 3 brick structures here remain in excellent condition and continue to be used for civic purposes.

ORIGINAL USE: Industrial

PRESENT USE: Industrial

PHYSICAL CONDITION: Excellent Good Fair Poor
REGISTER ELIGIBILITY: Yes Possible No Part of District
THREATS TO SITE: Roads Development Zoning Deterioration
No Threat Other

COMMENTS:

REFERENCES:

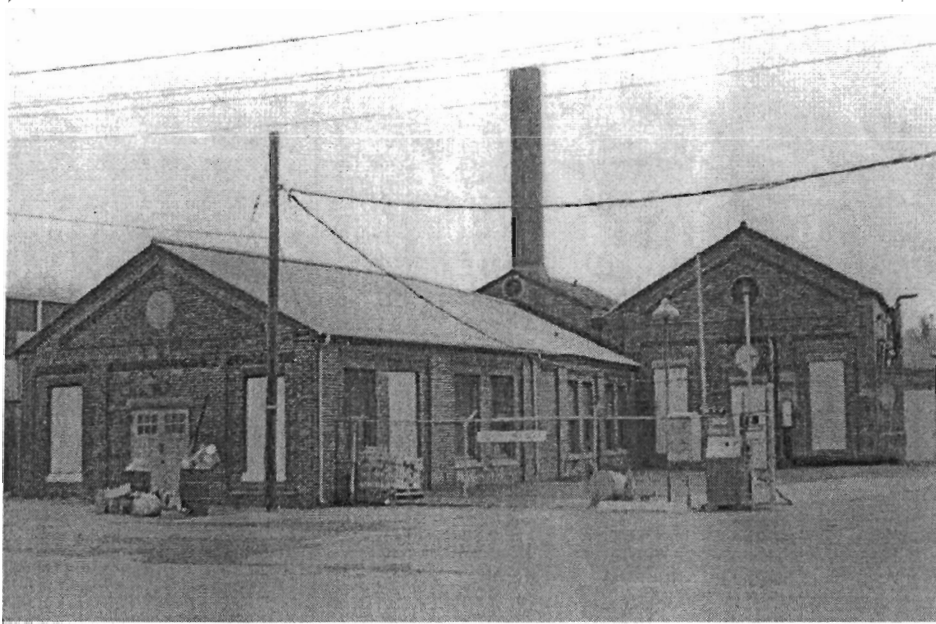
RECORDED BY: James C. McCabe/ Meghan Bezio
SURVEY: Monmouth County Historic Sites Inventory
ORGANIZATION: Monmouth County Park System

DATE: 1981; updated 2006

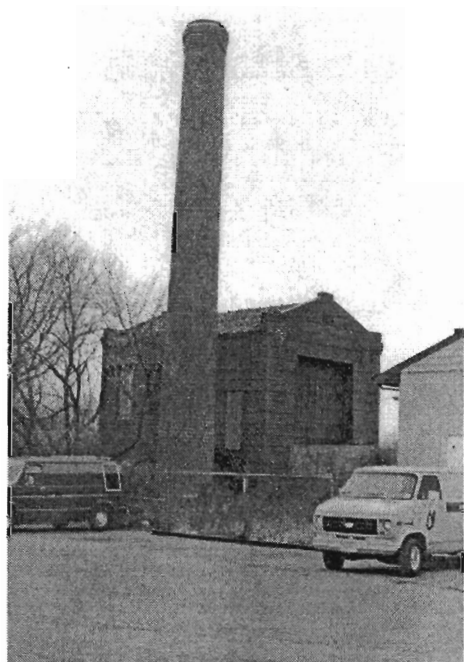
CONTINUATION SHEET

HISTORIC SITES INVENTORY NO. 1304-6

Municipal Water Works



View of entire complex. 1982 photograph.



1982 photograph.

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
HISTORIC PRESERVATION OFFICE
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC SITES INVENTORY NO. 1304-7

HISTORIC NAME:

COMMON NAME:

LOCATION: 58 Lincoln Avenue

BLOCK/LOT: 79/2

MUNICIPALITY: Atlantic Highlands

COUNTY: Monmouth

USGS QUAD: Sandy Hook

OWNER/
ADDRESS:

DESCRIPTION

Construction Date: c. 1890- 1900

Source of Date: Stylistic

Style: Queen Anne

Architect:

Number of Stories: 2 1/2

Builder:

Foundation: Brick

Form/Plan Type: Irregular

Exterior Wall Fabric: Clapboard, wood shingles

Fenestration: Irregular

Roof/Chimneys: Multiple intersecting gables

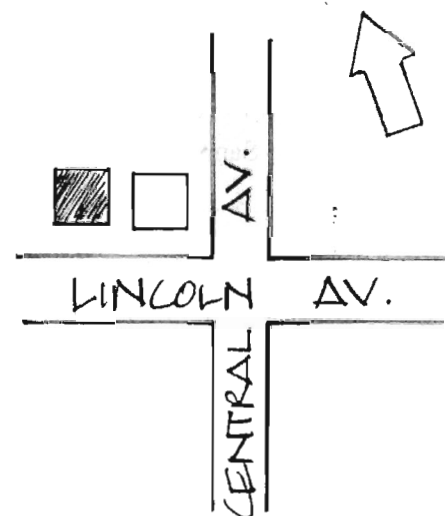
Additional Architectural Description:

A variety of roof elevations and orientations provide Picturesque character. Walls have a variety of surface treatment i
clapboard and patterned shingles. A variety of window sizes and shapes. Porch is supported by turned posts and encl
by a balustrade. Stone posts flank the steps to the porch.

PHOTO Negative File No. 1-15



MAP (Indicate North)



SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Faces south on a rectangular suburban lot; a small detached garage is on the west side of the house.

SURROUNDING ENVIRONMENT: Urban Suburban Scattered Buildings
Open Space Woodland Residential Agricultural Village
Industrial Commercial Highway Commercial Other

SIGNIFICANCE EVALUATION:

This is a well preserved example of a Queen Anne style residence. The millwork and the details of the design are intact and in good condition. The front and side facade retain integrity of form.

ORIGINAL USE: Residence

PRESENT USE: Residence

PHYSICAL CONDITION: Excellent Good Fair Poor
REGISTER ELIGIBILITY: Yes Possible No Part of District
THREATS TO SITE: Roads Development Zoning Deterioration
No Threat Other

COMMENTS:

REFERENCES:

1. Sanborn Map Co., "Jersey Coast Series, Vol. 1" (1923).

RECORDED BY: James C. McCabe/ Meghan Bezio
SURVEY: Monmouth County Historic Sites Inventory
ORGANIZATION: Monmouth County Park System

DATE: 1981; updated 2006

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
HISTORIC PRESERVATION OFFICE
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC SITES INVENTORY NO. 1304-8

HISTORIC NAME:

COMMON NAME:

LOCATION: E. end Observatory Place

BLOCK/LOT: 27/8

MUNICIPALITY: Atlantic Highlands

COUNTY: Monmouth

USGS QUAD: Sandy Hook

OWNER/
ADDRESS:

DESCRIPTION

Construction Date: 1894

Source of Date: Ref. 1

Style: Water tower/ observatory

Architect:

Number of Stories: N/A

Builder:

Foundation: Concrete

Form/Plan Type: Circular

Exterior Wall Fabric: Concrete

Fenestration: N/A

Roof/Chimneys: Flat

Additional Architectural Description:

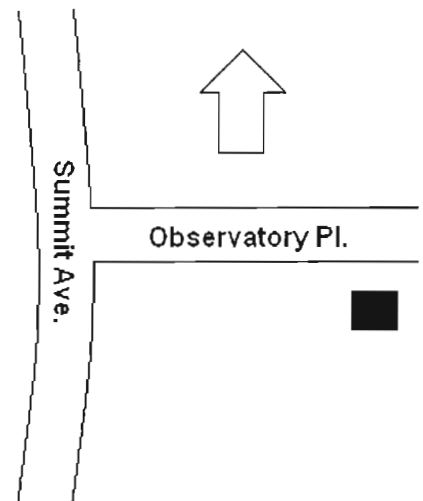
Iron railing with geometric patterns on top of tower. Staircase leading up to the observatory level of the tower.

2006 update: The top barrel of the tower has been removed.

PHOTO Negative File No. 2-5



MAP (Indicate North)



SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Faces north on a lot surrounded by residential development.

SURROUNDING ENVIRONMENT: Urban Suburban Scattered Buildings
Open Space Woodland Residential Agricultural Village
Industrial Commercial Highway Commercial Other

SIGNIFICANCE EVALUATION:

Installed in 1894 on "Observatory Park", the tower was built to promote residential development in the eastern hill section of town.

ORIGINAL USE:

PRESENT USE:

PHYSICAL CONDITION: Excellent Good Fair Poor
REGISTER ELIGIBILITY: Yes Possible No Part of District
THREATS TO SITE: Roads Development Zoning Deterioration
No Threat Other

COMMENTS:

REFERENCES:

1. *Historic Houses: A Self-Guided Tour*. Compiled by Paul Boyd. Atlantic Highlands Historical Society: 1998.

RECORDED BY: James C. McCabe/ Meghan Bezio
SURVEY: Monmouth County Historic Sites Inventory
ORGANIZATION: Monmouth County Park System

DATE: 1981; updated 2006

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
HISTORIC PRESERVATION OFFICE
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC SITES INVENTORY NO. 1304-9

HISTORIC NAME: Atlantic Highlands Presby. Church
LOCATION: SW cr. Third and Highland Avenues
MUNICIPALITY: Atlantic Highlands
USGS QUAD: Sandy Hook

COMMON NAME:
BLOCK/LOT: 99/15
COUNTY: Monmouth
OWNER/
ADDRESS:

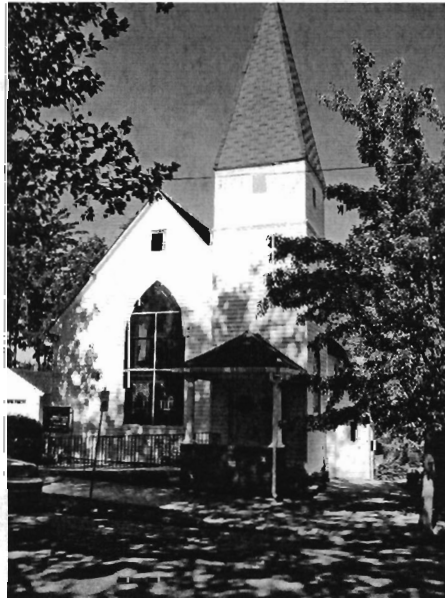
DESCRIPTION

Construction Date:	1892	Source of Date:	Ref. 1
Style:	Gothic Revival	Architect:	
Number of Stories:	1	Builder:	John Wells (mason), John Geary (builder).
Foundation:	Brick	Form/Plan Type:	Rectangle with corner tower; church is attached by a passageway to the manse
Exterior Wall Fabric:	Wood shingle		
Fenestration:	2 bay symmetrical by 4 bay		
Roof/Chimneys:	Gable, with pyramidal tower		

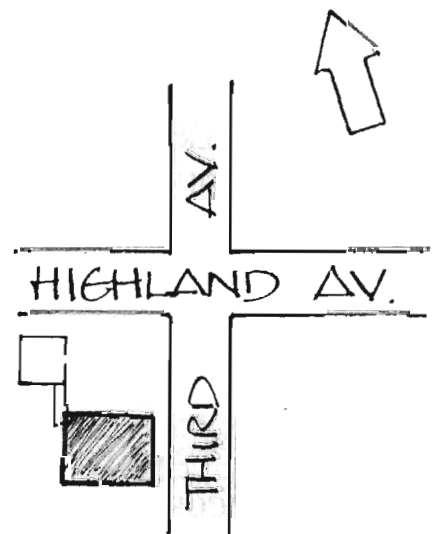
Additional Architectural Description:

This is a simple Gothic Revival Church building. The major design elements are the offset tower, the steeply pitched roof, and the pointed head stained glass windows. The front portico with Tuscan order columns is a later addition; the original entryway was a painted arch doorway. The manse, a two story frame building facing Highland Avenue was built in 1897 and connected to the church sometimes after 1907.

PHOTO Negative File No. 1-19, 20



MAP (Indicate North)



SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Occupies corner lot with a variety of mature trees.

SURROUNDING ENVIRONMENT: Urban Suburban Scattered Buildings
Open Space Woodland Residential Agricultural Village
Industrial Commercial Highway Commercial Other

SIGNIFICANCE EVALUATION:

This is an example of a simple Gothic Revival Church building, uncharacteristically simple when compared to other church buildings along the Monmouth Shore (i.e. the Baptist Church, 1304-4, on the opposite corner). Although Atlantic Highlands was first developed by the Methodist Atlantic Highlands Association in 1879, it was soon populated by many different groups, as evidenced by the 1890's organization dates of the other churches, such as this (December 19, 1890).

ORIGINAL USE: Church

PRESENT USE: Church

PHYSICAL CONDITION: Excellent Good Fair Poor
REGISTER ELIGIBILITY: Yes Possible No Part of District
THREATS TO SITE: Roads Development Zoning Deterioration
No Threat Other

COMMENTS:

REFERENCES:

- 1. "Atlantic Highlands Church 50 Years Old," Red Bank Register (January 9, 1941).
- 2. Sanborn Map Co., "Jersey Coast Series, Vol. 1" (1907).

RECORDED BY: James C. McCabe/ Meghan Bezio
SURVEY: Monmouth County Historic Sites Inventory
ORGANIZATION: Monmouth County Park System

DATE: 1981; updated 2006

CONTINUATION SHEET

HISTORIC SITES INVENTORY NO. 1304-9

Atlantic Highlands Presbyterian Church



1982 photograph.

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
HISTORIC PRESERVATION OFFICE
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC SITES INVENTORY NO. 1304-10

HISTORIC NAME:

COMMON NAME:

LOCATION: 27 E. Washington Avenue

BLOCK/LOT: 89/3

MUNICIPALITY: Atlantic Highlands

COUNTY: Monmouth

USGS QUAD: Sandy Hook

OWNER/
ADDRESS:

DESCRIPTION

Construction Date: Late 19th- Early 20th c.

Source of Date: Stylistic

Style: Late Queen Anne

Architect:

Number of Stories: 2 1/2

Builder:

Foundation: Brick

Form/Plan Type: L-plan

Exterior Wall Fabric: Shingles and clapboard

Fenestration: Irregular

Roof/Chimneys: Pyramidal; intersecting gables with round tower; interior ridge chimney

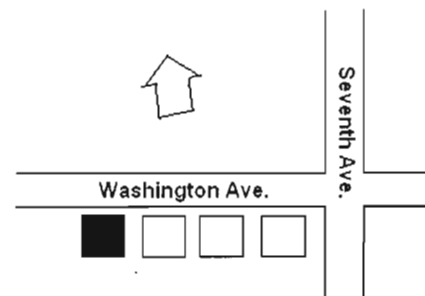
Additional Architectural Description:

Windows of various shapes and sizes including a Palladian window in the front gable and a triple window. Main entrance with large fan light with tracery and sidelights. Porte-cochere on east side, now obscured by a wooden stairway leading to the second floor.

PHOTO Negative File No. 1-16



MAP (Indicate North)



SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Faces north on a city lot.

SURROUNDING ENVIRONMENT: Urban Suburban Scattered Buildings
Open Space Woodland Residential Agricultural Village
Industrial Commercial Highway Commercial Other

SIGNIFICANCE EVALUATION:

This house is located in an area characterized by Victorian houses, standing out because of its state of preservation. The house has been well-preserved and, aside from minor exterior changes, retains its integrity of style and form.

ORIGINAL USE: Residence

PRESENT USE: Residence

PHYSICAL CONDITION: Excellent Good Fair Poor
REGISTER ELIGIBILITY: Yes Possible No Part of District
THREATS TO SITE: Roads Development Zoning Deterioration
No Threat Other

COMMENTS:

REFERENCES:

RECORDED BY: James C. McCabe/ Meghan Bezio
SURVEY: Monmouth County Historic Sites Inventory
ORGANIZATION: Monmouth County Park System

DATE: 1981; updated 2006

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
HISTORIC PRESERVATION OFFICE
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC SITES INVENTORY NO. 1304-11

HISTORIC NAME:

LOCATION: 37 E. Washington Avenue

MUNICIPALITY: Atlantic Highlands

USGS QUAD: Sandy Hook

COMMON NAME:

BLOCK/LOT: 89/1

COUNTY: Monmouth

OWNER/
ADDRESS:

DESCRIPTION

Construction Date: Late 19th c.

Source of Date: Stylistic

Style: Late Queen Anne

Architect:

Number of Stories: 2 1/2

Builder:

Foundation: Brick

Form/Plan Type: Irregular

Exterior Wall Fabric: Clapboard, shingles, and rusticated stone

Fenestration: Irregular

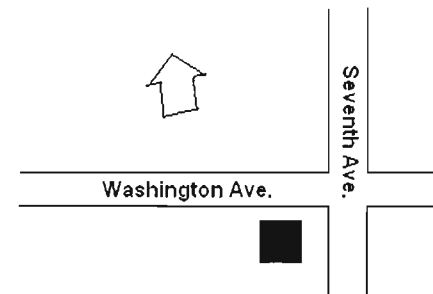
Roof/Chimneys: Intersecting gable, conical tower

Additional Architectural Description:

3 story, round tower with conical roof and decorative brackets. The wraparound porch and porte-cochere have paired Tuscan columns. Windows of various shapes and sizes with Palladian window in front gable and round arch window second story. Other features include rusticated stone on first story, tin roof on porch, and gable returns.

PHOTO Negative File No. 1-17

MAP (Indicate North)



SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Faces north on a large corner lot.

SURROUNDING ENVIRONMENT: Urban Suburban Scattered Buildings
 Open Space Woodland Residential Agricultural Village
 Industrial Commercial Highway Commercial Other

SIGNIFICANCE EVALUATION:

One of 3 large Victorians in a row on Washington Ave, this is one of the best-preserved houses in the area known as Old Town in Atlantic Highlands.

ORIGINAL USE: Residence

PRESENT USE: Residence

PHYSICAL CONDITION: Excellent Good Fair Poor
 REGISTER ELIGIBILITY: Yes Possible No Part of District
 THREATS TO SITE: Roads Development Zoning Deterioration
 No Threat Other

COMMENTS:

REFERENCES:

RECORDED BY: James C. McCabe/ Meghan Bezio
 SURVEY: Monmouth County Historic Sites Inventory
 ORGANIZATION: Monmouth County Park System

DATE: 1981; updated 2006

NEGATIVE FILE SHEET

ROLL NUMBER: 1

COUNTY: Monmouth

MUNICIPALITY: Atlantic Highlands

	PROPERTY NAME OR ADDRESS	DIRECTION OF VIEW	INVENTORY NUMBER
9	ATLANTIC HIGHLANDS ROLL 1	-	-
10	33 First Avenue	W	1304-3-1
11	42 First Avenue	E	1304-3-2
12	85 First Avenue	NW	1304-3-3
13	First Avenue Streetscape	N	1304-3
14	NE cr. Center and West Avenues	N	1304-2
15	58 Lincoln Avenue	E	1304-7
16	27 E. Washington Avenue	W	1304-10
17	37 E. Washington Avenue	SW	1304-11
18	Central Baptist Church	NE	1304-4
19	First Presbyterian Church	NW	1304-9
20	First Presbyterian Church	SW	1304-9
21	33 Fourth Avenue	N	1304-1-4
22	48 Ocean Boulevard	S	1304-1-8
23	48 Ocean Boulevard	NE	1304-1-8
24	28 Seventh Avenue	S	1304-1-14
25	12 Seventh Avenue	SW	1304-1-13
26	16 Seventh Avenue	SE	1304-1-1
27	78 Eighth Avenue	S	1304-1-3
28	60 Eighth Avenue	NW	1304-1-2
29	12 Prospect Avenue	SW	1304-1-9
30	12 Prospect Avenue	S	1304-1-9
31	22 Prospect Avenue	NE	1304-1-10
32	22 Prospect Avenue	E	1304-1-10
33	27 Prospect Avenue	SW	1304-1-11
34	27 Prospect Avenue	SE	1304-1-11
35	46 Prospect Avenue	W	1304-1-12
36	Bridge- Mount Avenue & Grand Avenue	S	1304-1-6

PHOTO TAKEN BY: James C. McCabe

SURVEY: Monmouth County Historic Sites Inventory

DATE: January 1981

BOROUGH OF ATLANTIC HIGHLANDS

Municipal Code 1304

